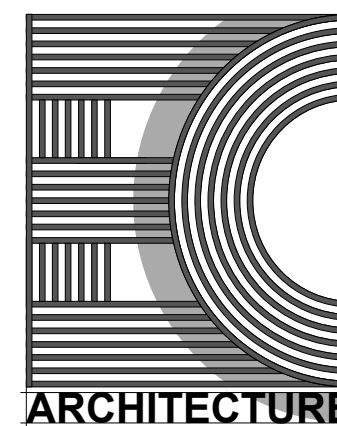


NOVEMBER 2022

DESIGN & ACCESS
STATEMENT

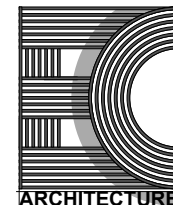
69 CROMWELL AVENUE
LONDON | N6 5HS



69 CROMWELL AVENUE

ARCHITECT

EDENCOAST LTD.
314 GOSWELL ROAD,
LONDON,
EC1V 7AF



STRUCTURAL ENGINEER

MHA STRUCTURAL DESIGN LTD.
14-18 OLD ST,
LONDON,
EC1V 9BH



SOIL CONSULTANTS

SOIL CONSULTANTS LTD.
CHILTERN HOUSE, EARL HOWE RD,
HOLMER GREEN,
HIGH WYCOMBE
HP15 6QT



GEOTECHNICAL AND ENVIRONMENTAL ASSOCIATES

GEOTECHNICAL AND ENVIRONMENTAL
ASSOCIATES LTD.
WIDBURY HILL,
WARE
SG12 7QE



PARTY WALL CONSULTANT

GUINAN GJ & CO LTD.
289 GREEN LANES,
LONDON
N13 4XS



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- 1.3 Summary of the Application of Works

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HORNSEY LN

HIGHGATE HIL

69 CROMWELL AVENUE

HORNSEY LN

CROMWELL PL.

CROMWELL AVE.

CROMWELL AVE.

CROMWELL AVE.



01 INTRODUCTION

1.1 EXECUTIVE SUMMARY

Edencoast Ltd have produced this Design and Access Statement on behalf of their client, for the application at:

**69 Cromwell Avenue,
London, N6 5HS**

1.2 OVERVIEW AND STRUCTURE OF DOCUMENT

Edencoast Ltd's intention is that the document outlines the design process in a coherent manner; beginning with site evaluation through to strategic design, and final proposal.

1.3 SUMMARY OF THE APPLICATION OF WORKS

Edencoast Ltd have developed the following initial proposal that seeks to efficiently utilise the residential potential of the site. The proposal seeks to convert the existing four self contained flats into a family dwelling.

The application property is semi-detached with 67 Cromwell Avenue . The site is located on the East side of Cromwell Avenue, between Cromwell Place to the north and Hornsey Lane and Archway Road to the south and backs onto Linden Mansions in Hornsey Lane. It is located within the Highgate Conservation Area.

The proposed development involves the replacement of the poor quality existing rear extension, with a new higher quality extension of a different geometry. The proposed design intends to extend the existing lower ground floor to the buildings footprint. It is also proposed that several lightwells are installed to the lower ground floor.

2.0 SITE DESCRIPTION

- 2.1 Aerial Views
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- 2.3 Site Description
- 2.4 Existing Building
- 2.5 Location Description
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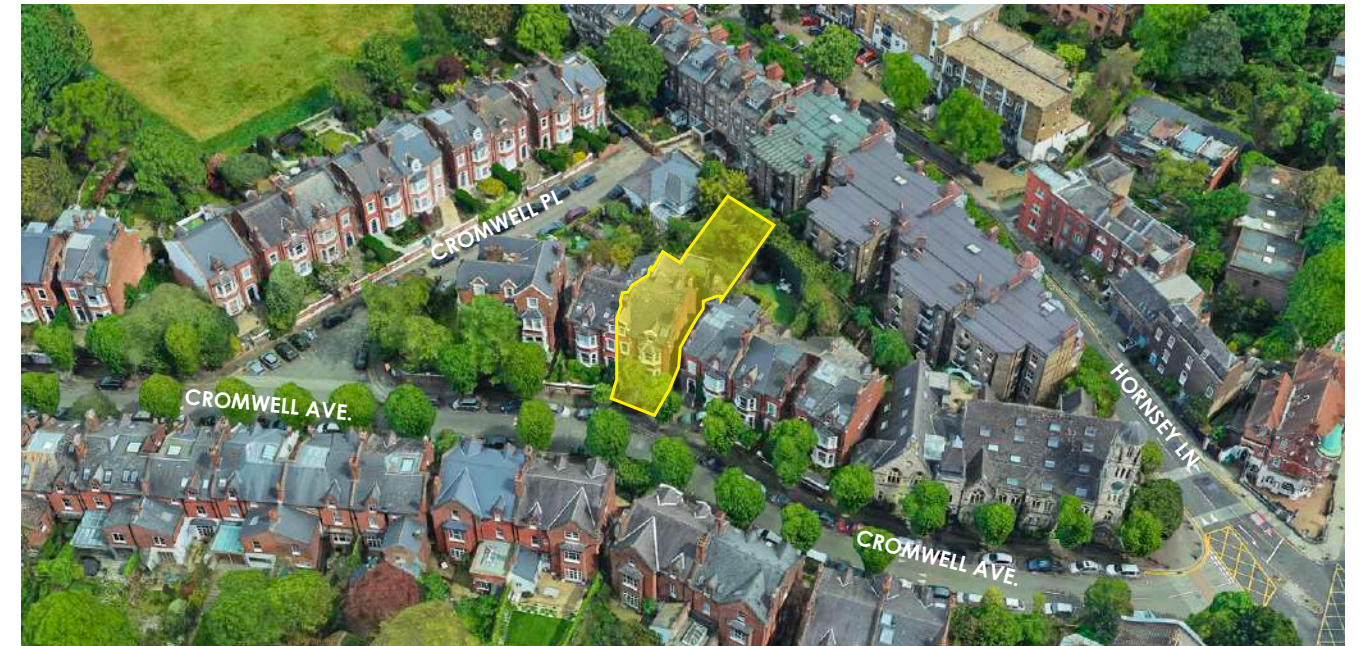
02

CONTEXT & SITE ANALYSIS

2.1 AERIAL VIEWS



Aerial View looking North



Aerial View looking East



Aerial View looking South



Aerial View looking West

02

CONTEXT & SITE ANALYSIS

2.2 TRANSPORT NETWORKS

The proposed site is in the London Borough of Haringey and benefits from good public transport links including Archway Station (underground) which is 0.5 miles away, Highgate (underground) at 0.6 miles and Upper Holloway (Overground) which is 0.7 miles away.

The Site has a PTAL value of 4.

2.3 SITE DESCRIPTION

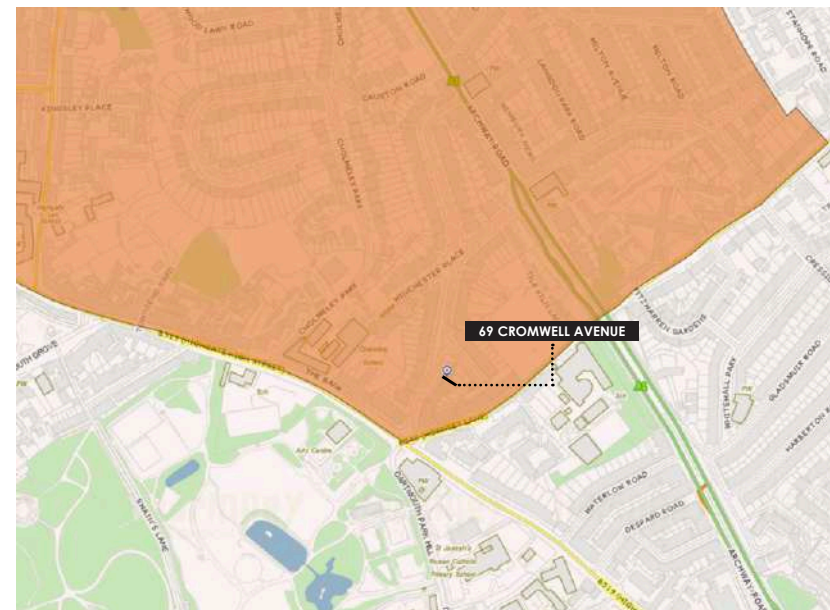
The site is located on the south side of Cromwell Avenue within the London Borough of Haringey, and extends to approximately 334 Square Meters in size.

The property has a large rear garden with mature trees, and forecourt parking providing access to Cromwell Avenue.

The main building is arranged over lower ground, ground, first and second floors, and the house is currently comprised of four self contained flats.

The site is also located in close proximity to a variety of local recreational, education, healthcare and community facilities.

The property lies within the Highgate Conservation Area. The property is not listed.



Highgate Conservation Area



Proposed Site - Train Stations



02

CONTEXT & SITE ANALYSIS

2.4 EXISTING BUILDING



02

CONTEXT & SITE ANALYSIS

2.5 LOCATION DESCRIPTION

The address of the site is **69 CROMWELL AVENUE, LONDON, N6 5HS.**

The site is located within the Highgate Conservation Area in London Borough of Haringey, a suburban area of North London.

The site is located on the south side of Cromwell Avenue and is occupied by a semi detached Victorian villa with a large rear garden and forecourt parking.

The original building provides accommodation over lower ground, ground, first and second floor which comprises four self contained flats.

The flats that will be converted are small bedrooms consisting of 1-2 bedroom Flats.

The lower ground unit is self contained and there will be a family home and an in-law flat.

Cromwell Avenue is a sought after Highgate Village residential road very close to local convenience shopping, Highgate & Archway tube stations, Highgate and Queens woods, the Parkland Walk and all the amenities of both Highgate Village and Crouch End Broadway.

The surrounding area is typically of a suburban nature with residential streets and areas of open space and greenery.



02

CONTEXT & SITE ANALYSIS

NO DRAWINGS AVAILABLE ON
LB HARINGEY PORTAL

2.6 PLANNING HISTORY

There is a number of historic planning applications associated with the application site **69 CROMWELL AVENUE, LONDON, N6 5HS.**

These are listed below:

HGY/2008/1502: Refused

Erection of the single storey rear extension on existing terrace.

OLD/1987/0342: Grant permission

Construction of roof terrace to the top flat.

OLD/1985/0273: Grant permission

Erection of single storey rear extension to create more adequate kitchen.

OLD/1984/0284: Grant permission

Conversion into four self contained flats.

OLD/1984/1005: Refused

Conversion into four self contained flats.

02

CONTEXT & SITE ANALYSIS

2.7 EXISTING 3D AERIAL VIEWS.



3D Aerial View looking North



3D Aerial View looking East



3D Aerial View looking South



3D Aerial View looking West

02

CONTEXT & SITE ANALYSIS

2.8 SITE CONSTRAINTS DIAGRAM

- The existing building's orientation is generally West-East.
- The site is primarily accessed via Cromwell Avenue.
- The surrounding buildings vary in height between G+1-G+4.
- No buildings within the site are statutory or locally listed.
- Significant planted landscaping exists to the rear of the site.
- Overlooking issues for proposed building.



3.0 EXISTING DRAWINGS

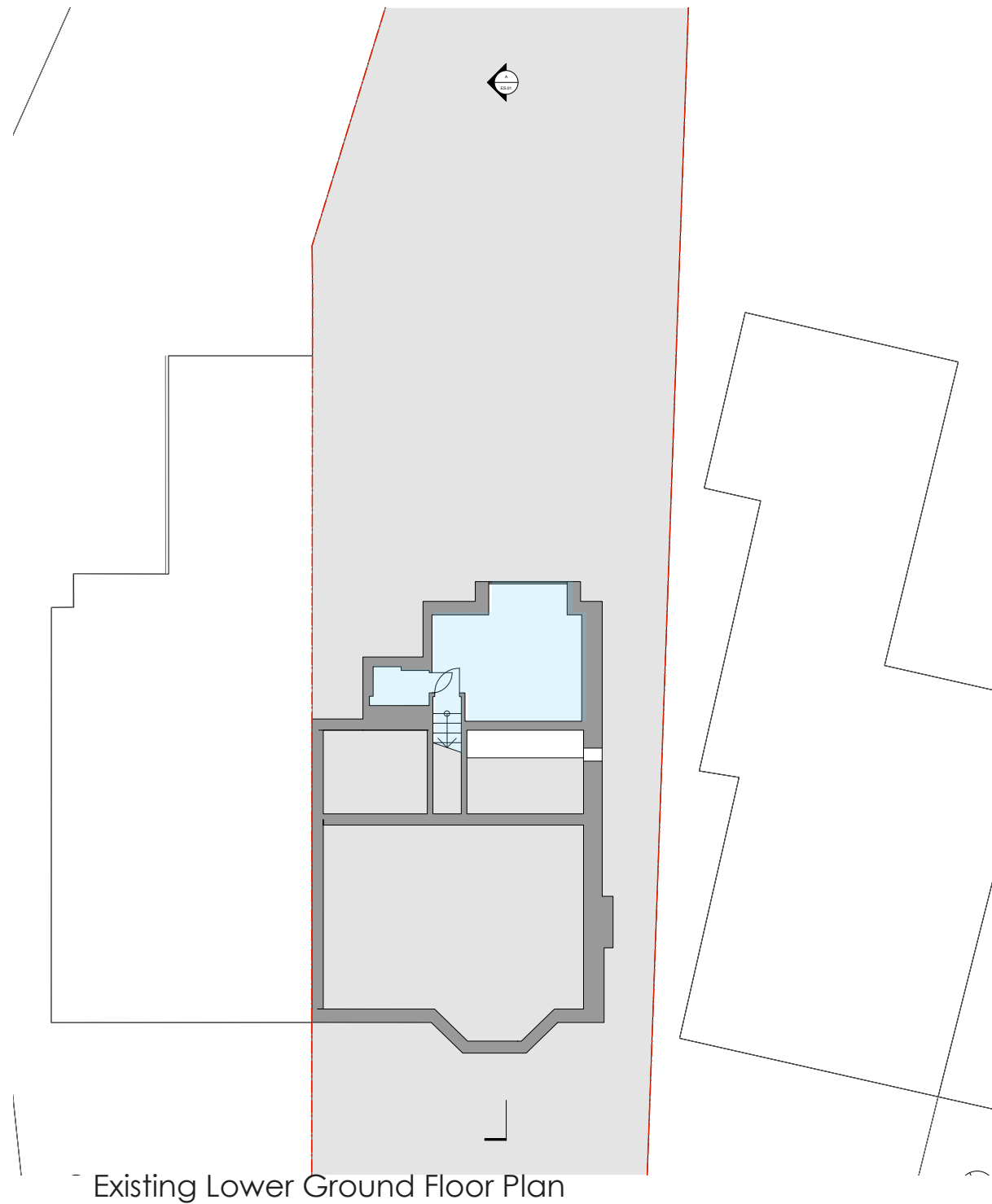
- 3.1 Existing Plans
- 3.2 Existing Sections
- 3.3 Existing Elevations

3.1 EXISTING PLANS

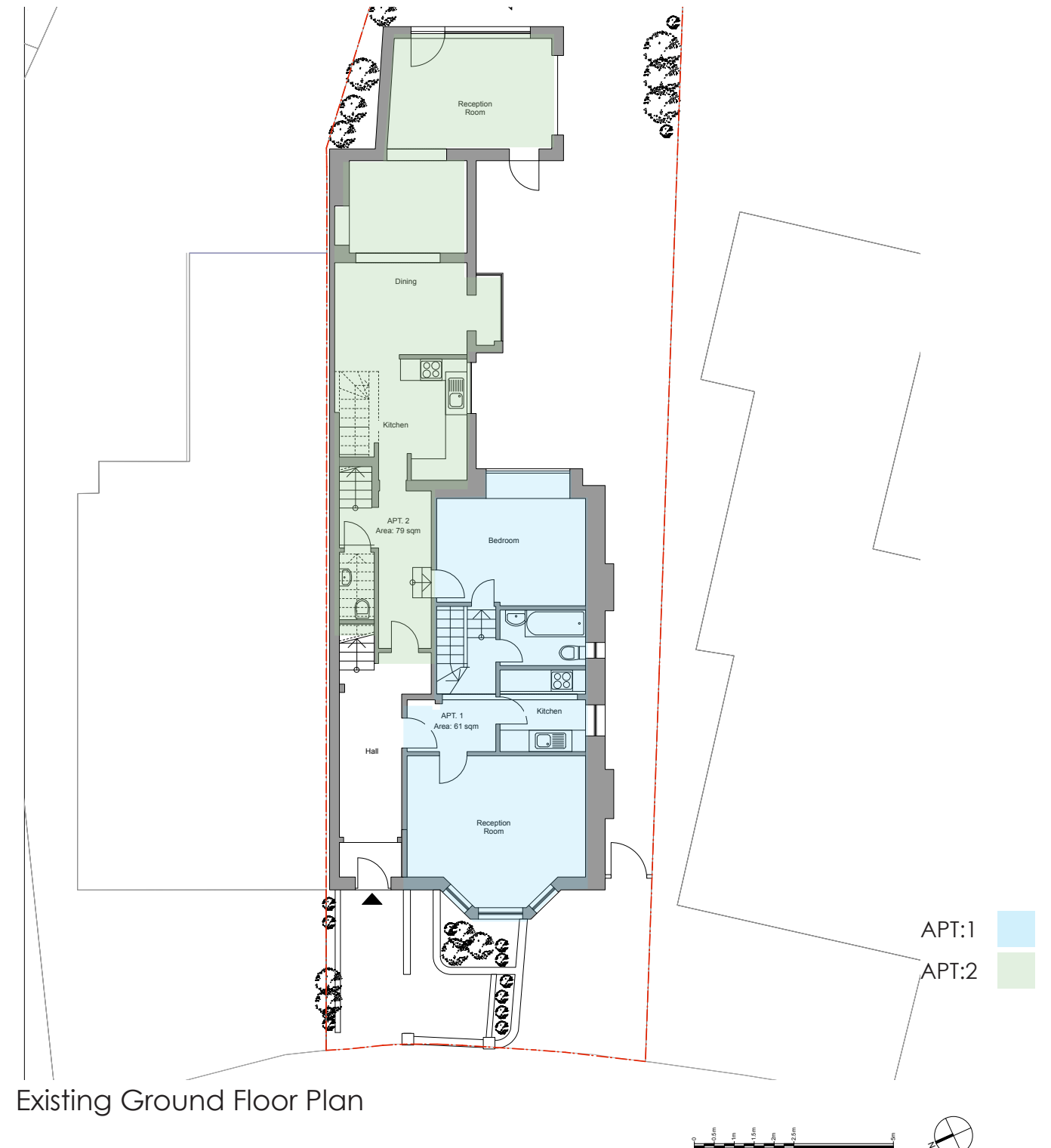


Existing Site Plan

3.1 EXISTING PLANS



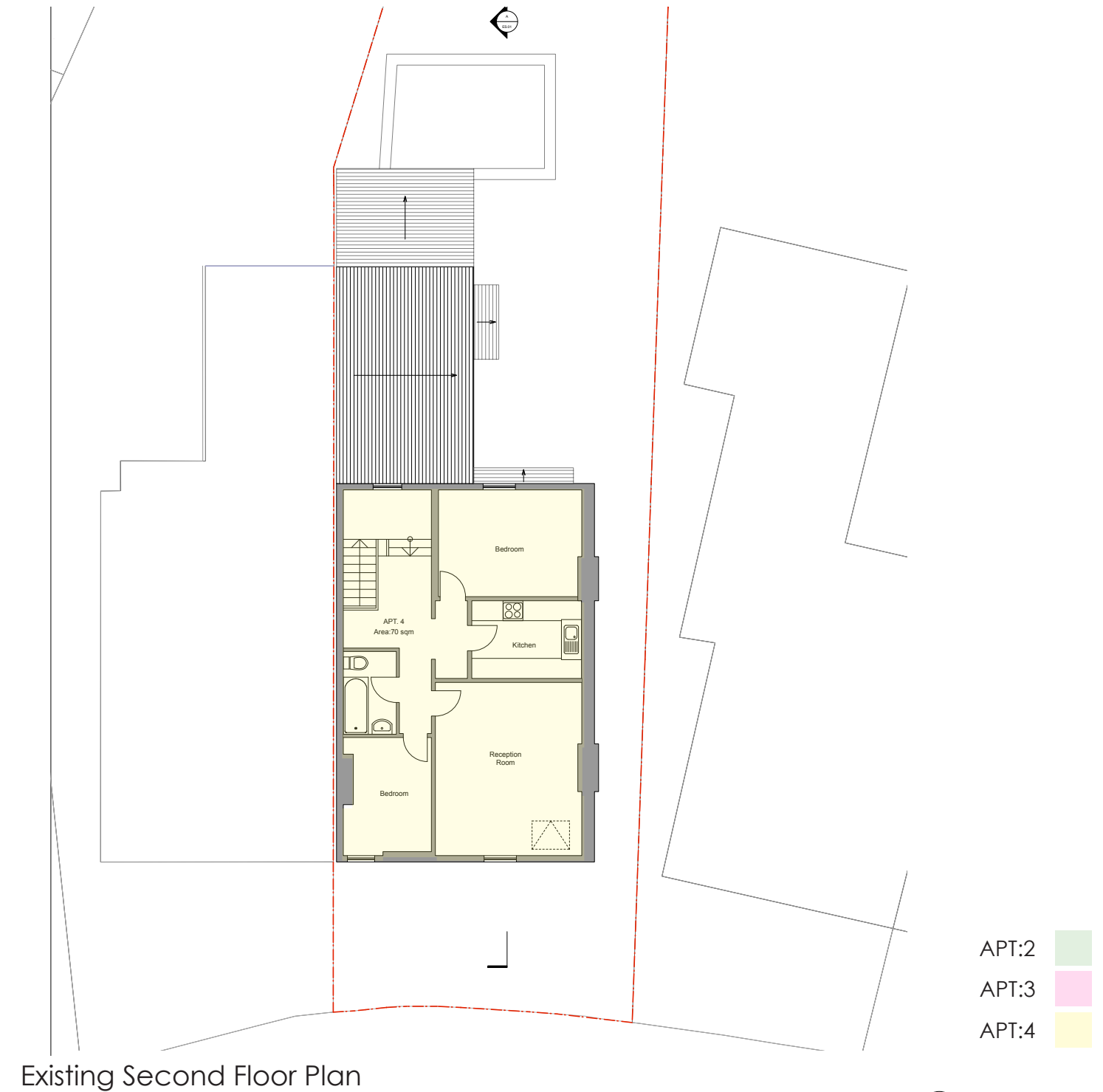
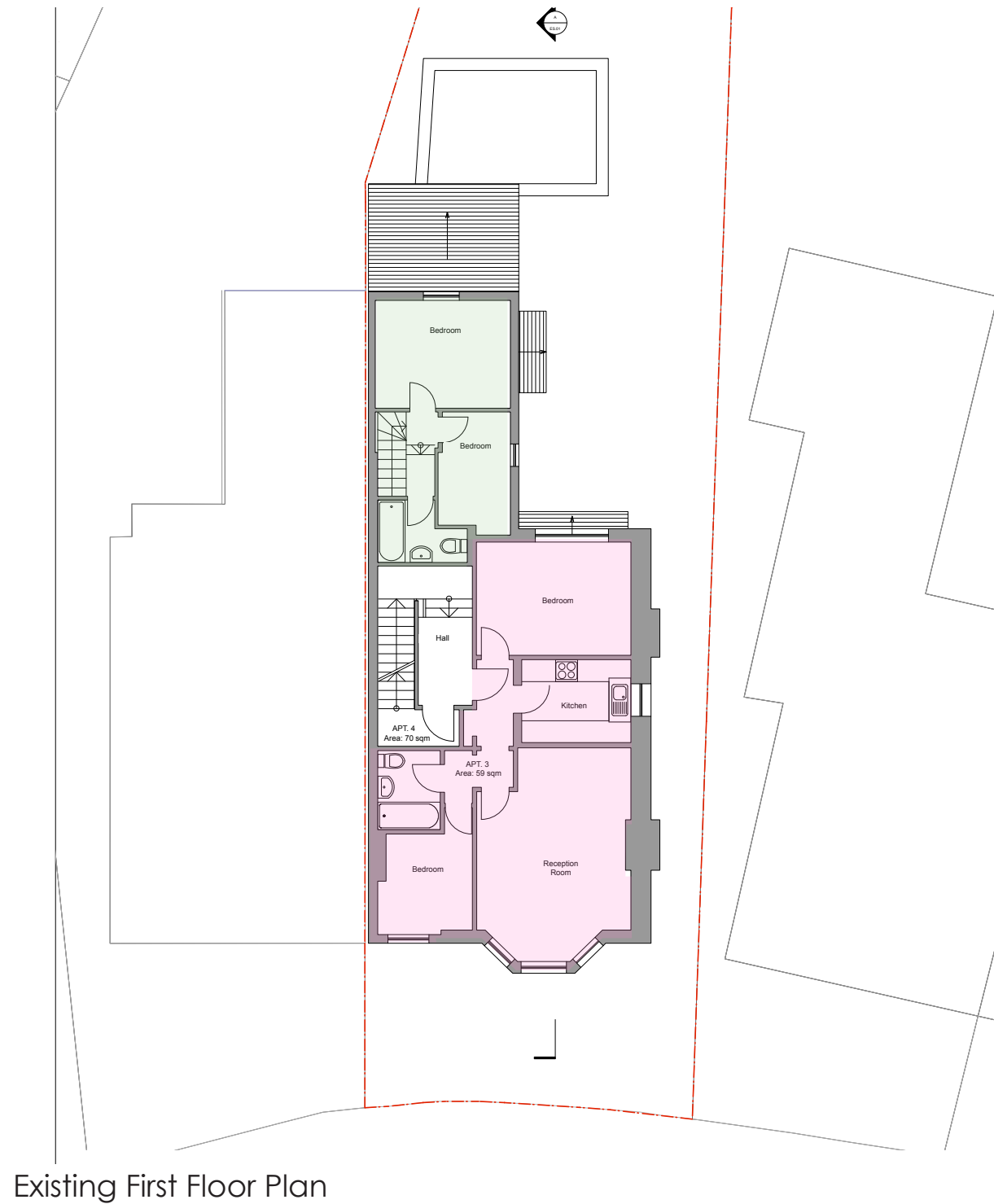
Existing Lower Ground Floor Plan



Existing Ground Floor Plan

03 EXISTING DRAWINGS

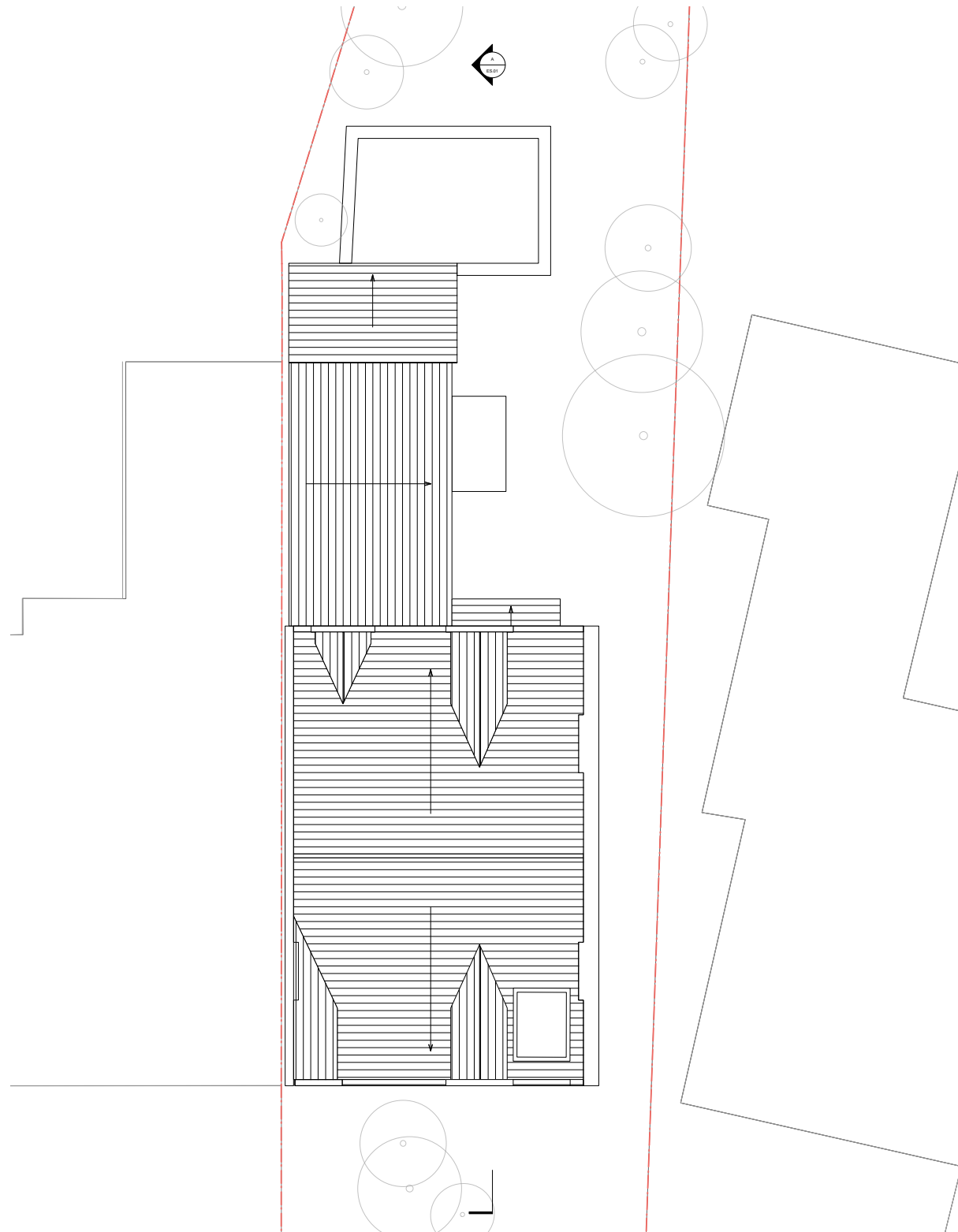
3.1 EXISTING PLANS



03

EXISTING DRAWINGS

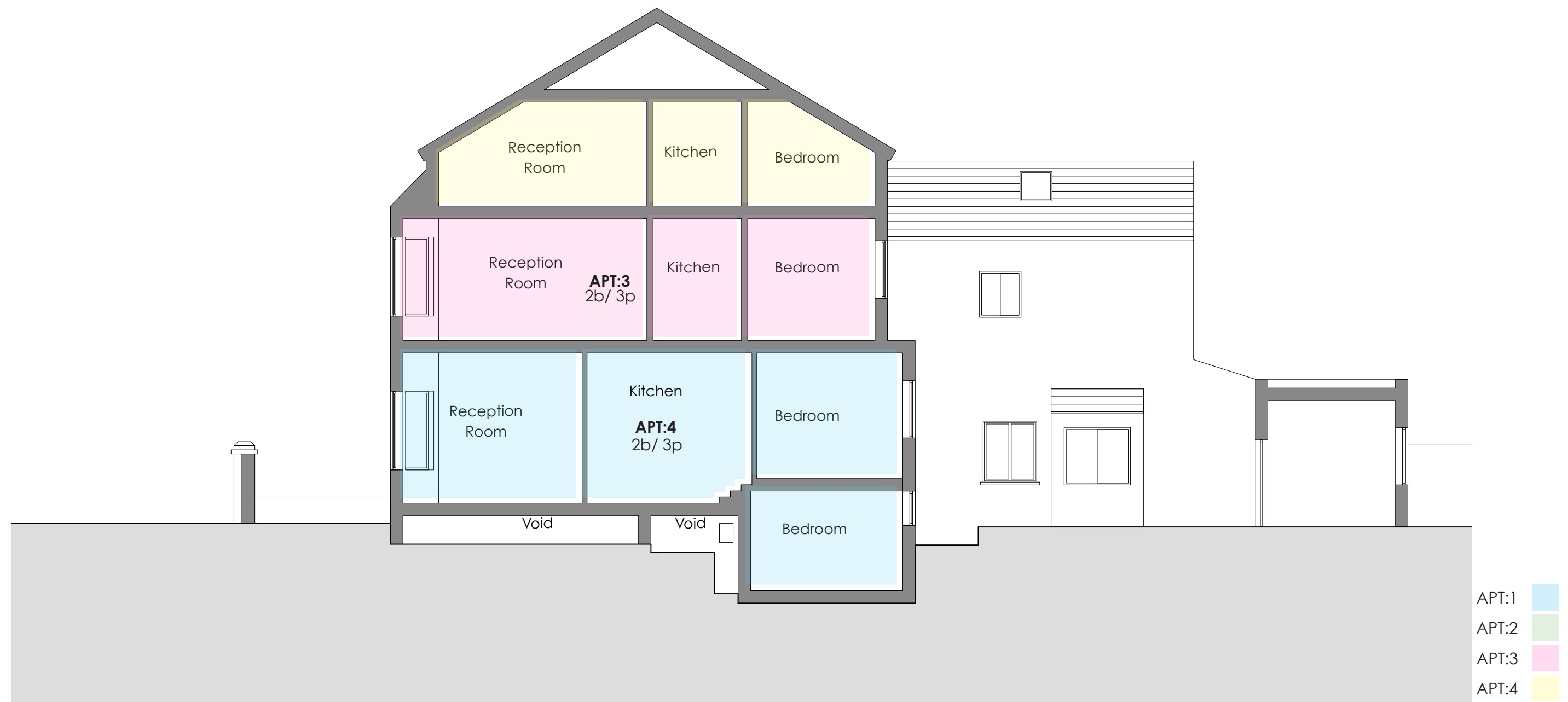
3.1 EXISTING PLANS



Existing Roof Plan

03 EXISTING DRAWINGS

3.2 EXISTING SECTIONS



Existing Section A

03

EXISTING DRAWINGS

3.3 EXISTING ELEVATIONS



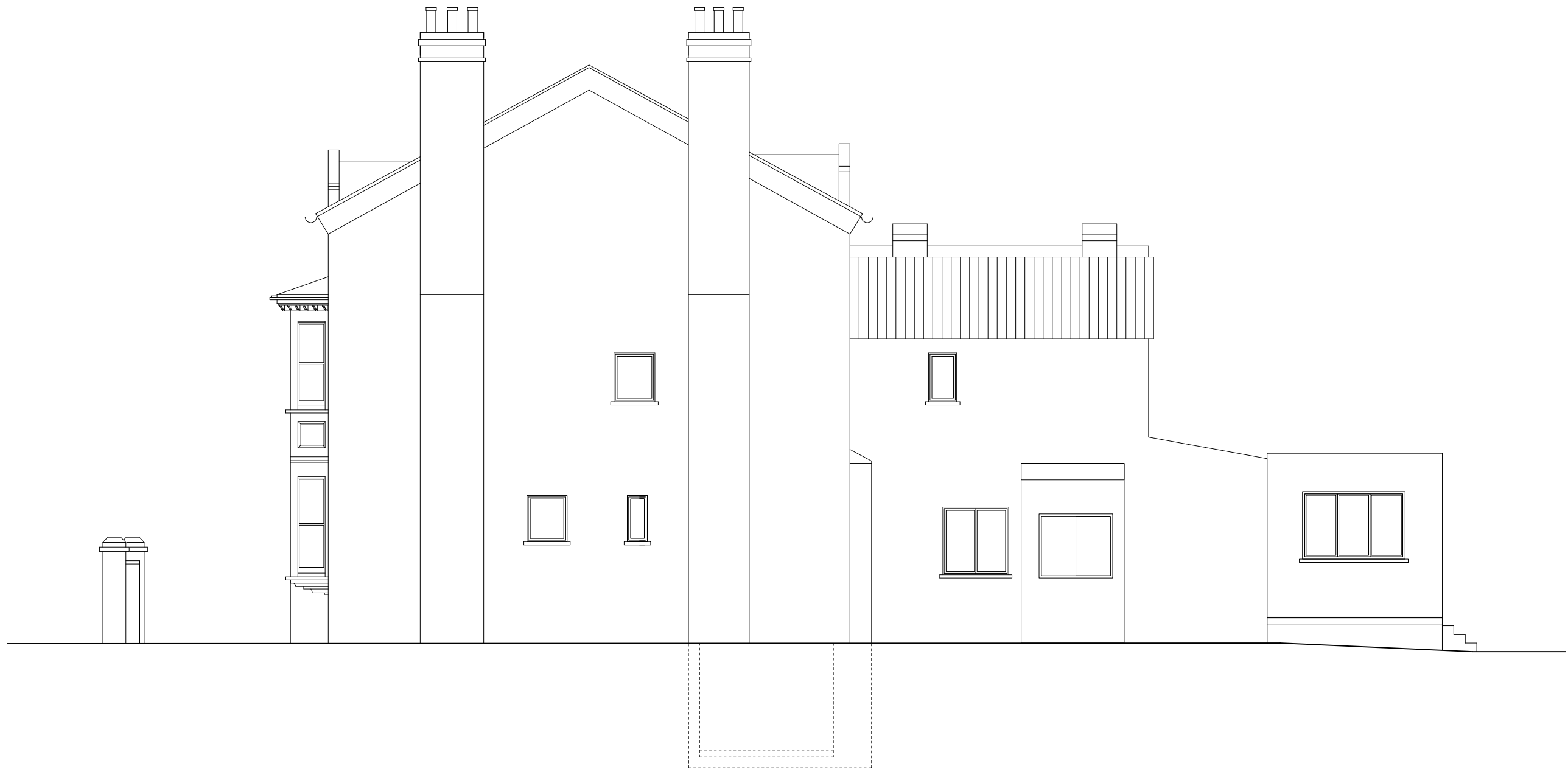
Existing West Elevation



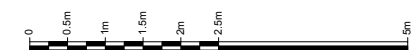
Existing East Elevation



3.3 EXISTING ELEVATIONS



Existing South Elevation



4.0 PRE APPLICATION

4.1 Pre-Application Response



04 EXISTING DRAWINGS

Ref No: PRE/2022/0144

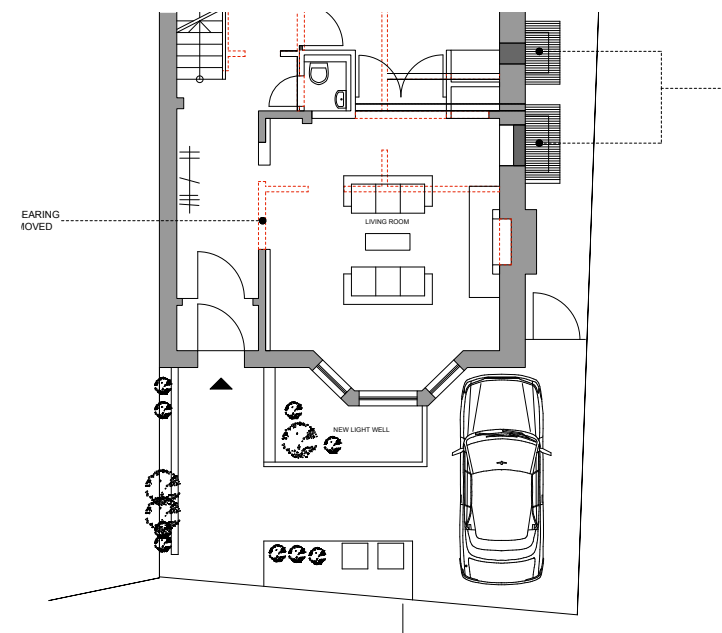
There would be no net loss of residential floorspace nor the number of family dwellings. It is noted that the host building was originally built as a single-family dwelling and that the proposal would revert it back to its original form. As such, the amalgamation of four flats into a single-family dwelling is considered acceptable in principle, subject to all relevant planning considerations.

The proposed creation of a front lightwell at lower ground floor level is considered unacceptable in principle. Whilst there is a short wall along the front boundary, the front lightwell would still be highly visible from public view. It is observed that Cromwell Avenue is within a well-preserved part of the Highgate Conservation Area with most of the properties sharing a distinctive style with small front gardens and no front lightwells. The proposed front lightwell would detract from the established character of the CA and would adversely impact the street scene.

To ensure the lightwell is not visible from the road and has no effect on the established character of the street, low walls, plant beds and a high boundary walls will be used to act as a visual barrier.

In line with Local Plan policy DM18 'Residential Basement Development and Lightwells' and DH7 'Basements' of the Highgate Neighbourhood Plan (HNP), the LPA will require sufficient investigation of ground conditions to ensure that ground stability and ground water issues are sufficiently understood at the planning application stage. Such investigations should be in the form of a Basement Impact Assessment (BIA) prepared by a firm accredited by the relevant professional Institute. As the proposed development involves significantly increasing the footprint of the lower ground floor and creation of multiple lightwells to the lower ground floor, a BIA is deemed necessary in support of a full planning application.

Following these comments, a BIA has been accomplished through a chartered firm to ensure all relevant issues are apparent.

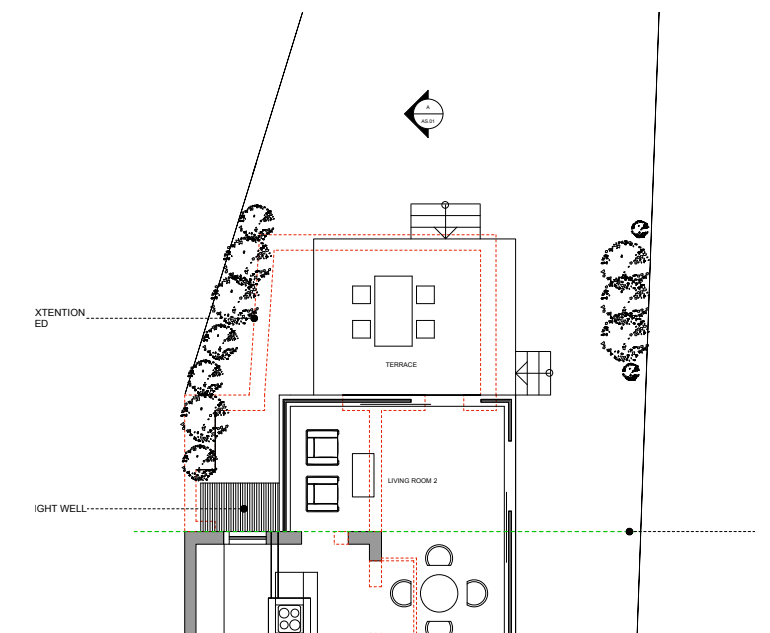


Proposed Ground Floor Plan issued for the pre-application (Lightwell)

4.1 PRE-APPLICATION RESPONSE

The existing single storey rear extension would be demolished and replaced by a smaller L-shaped single storey rear extension. The replacement extension would be fully glazed on the flank elevations with solid roof which would give it a conservatory appearance. It is considered to be subordinate to the host building and also release more space back to the rear garden as its footprint would be smaller than the existing rear extension. Given its rear location, the replacement extension would not be visible from the street and is acceptable in terms of design and heritage.

The existing rear extension is being removed and replaced with a fully glazed extension as per the comments provided to us in the pre application report.



Proposed Ground Floor Plan issued for the pre-application (Rear Extension)

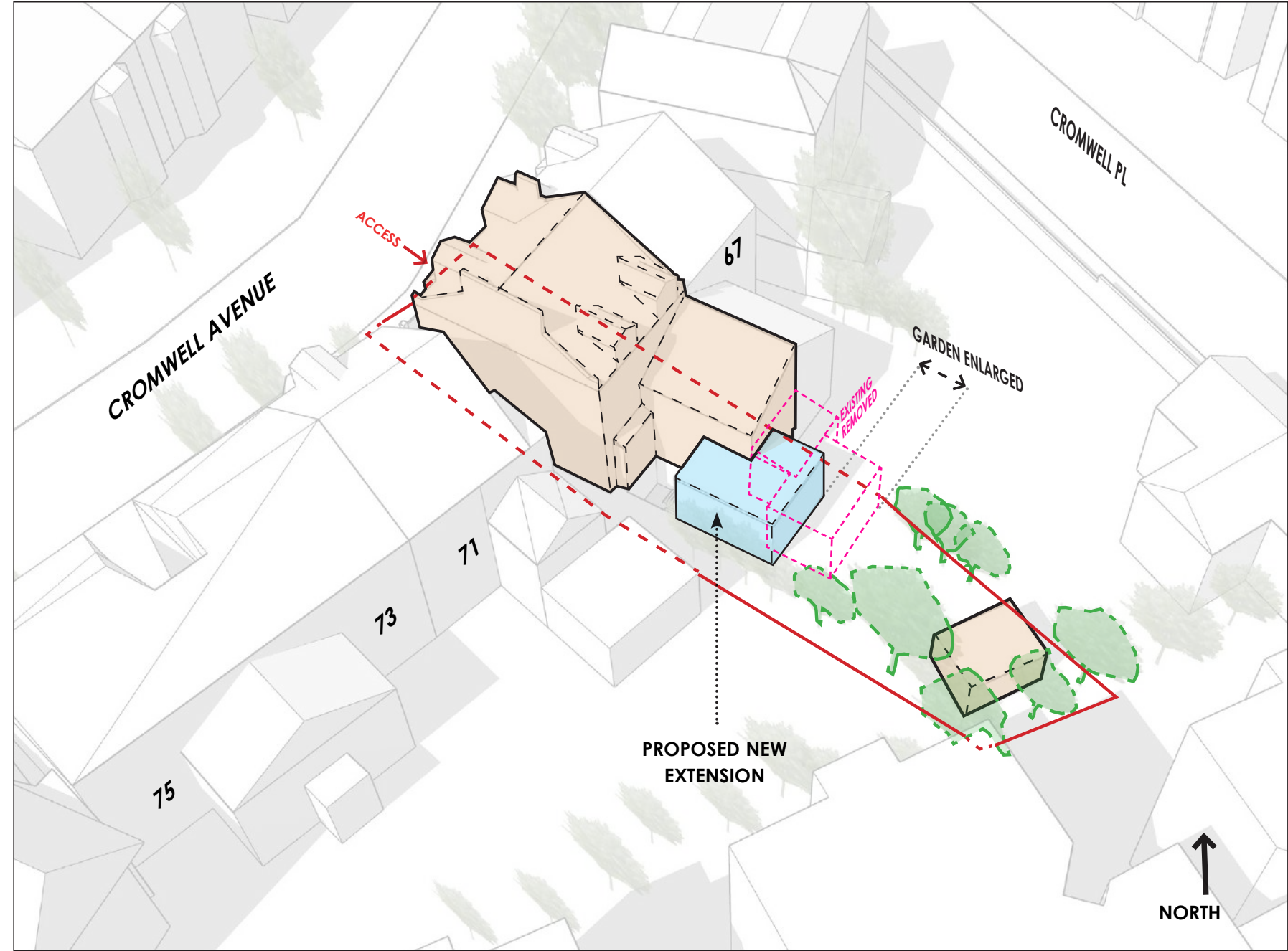
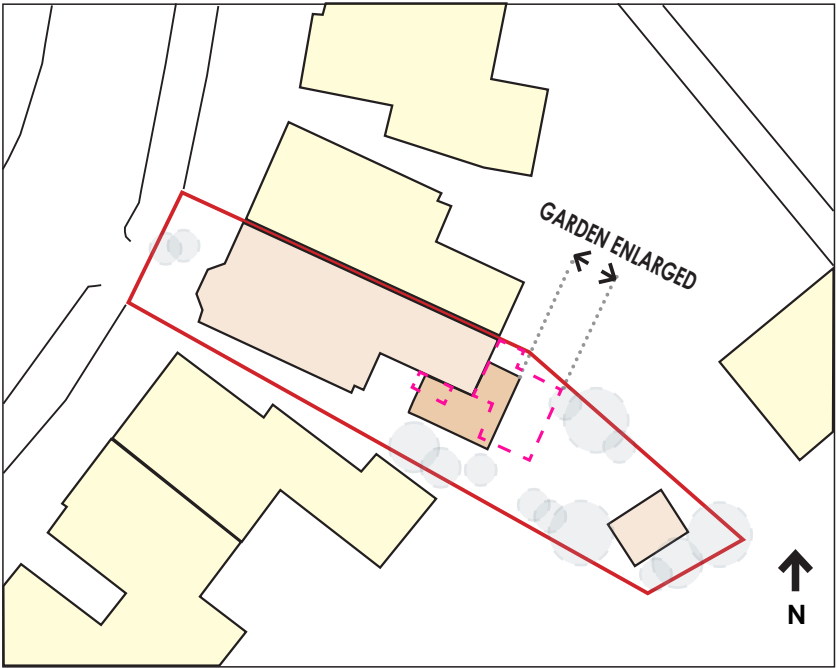
5.0 DESIGN STRATEGY

- 5.1 Proposed Massing
- 5.2 Existing Undercroft Images
- 5.3 Design Proposal: Extended L.G. Floor
- 5.4 Existing Images of Front Garden
- 5.5 Design Proposal: New Lightwells
- 5.6 Front Lightwell
- 5.7 Proposed Works to Existing Building
- 5.8 Design Strategy: Stair + Dormer to 3rd Floor Roof

05 DESIGN STRATEGY

5.1 PROPOSED MASSING

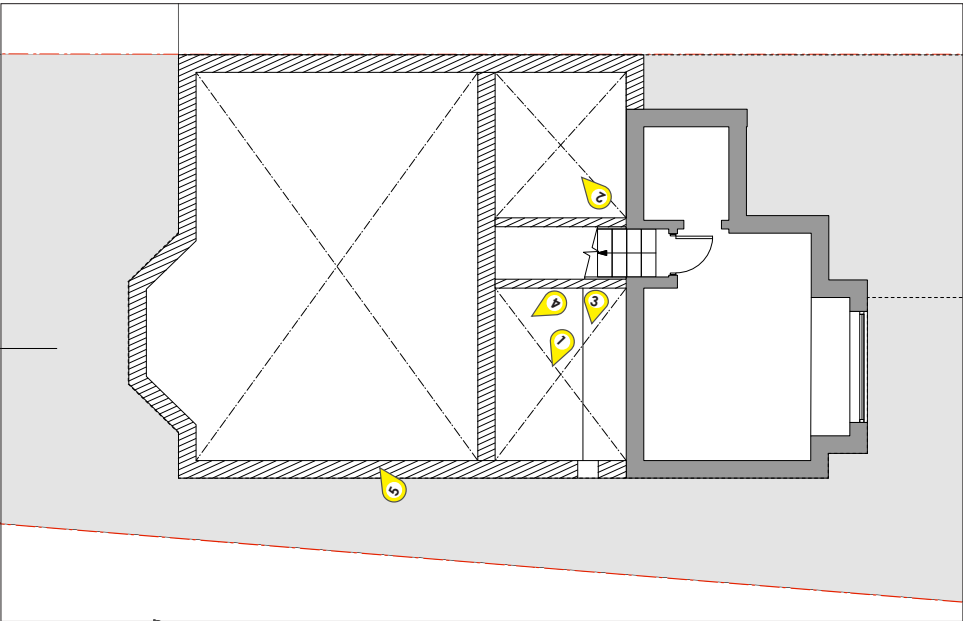
- One of the main changes to the existing massing will be the replacement of the poor quality existing rear extension, with a new extension of a different geometry and a higher quality, resulting in:
 - Increase of amenity space
 - Increase of green space
 - Improvement in daylight impact to the neighbouring - buildings
- The main structure of the existing building will be preserved to maintain the character of the building.



-  SITE BOUNDARY
-  EXISTING RETAINED
-  EXISTING REMOVED
-  PROPOSED NEW EXTENSION

05 DESIGN STRATEGY

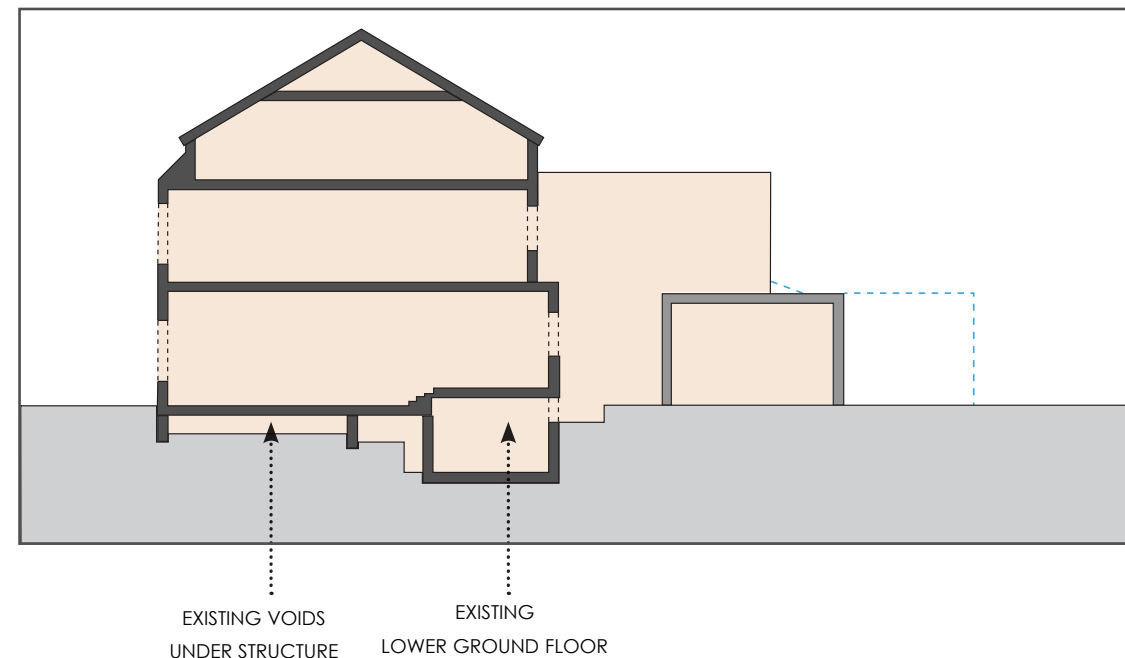
5.2 EXISTING UNDERCROFT IMAGES



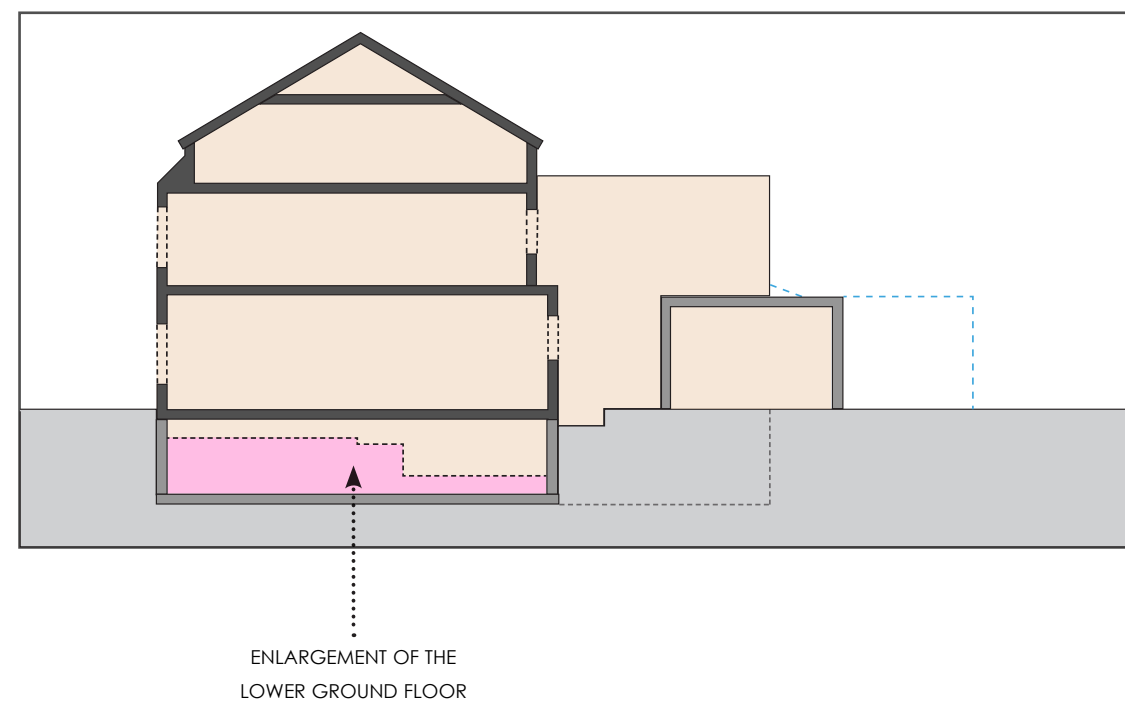
Existing Lower Ground Floor Plan

05 DESIGN STRATEGY

EXISTING SECTION

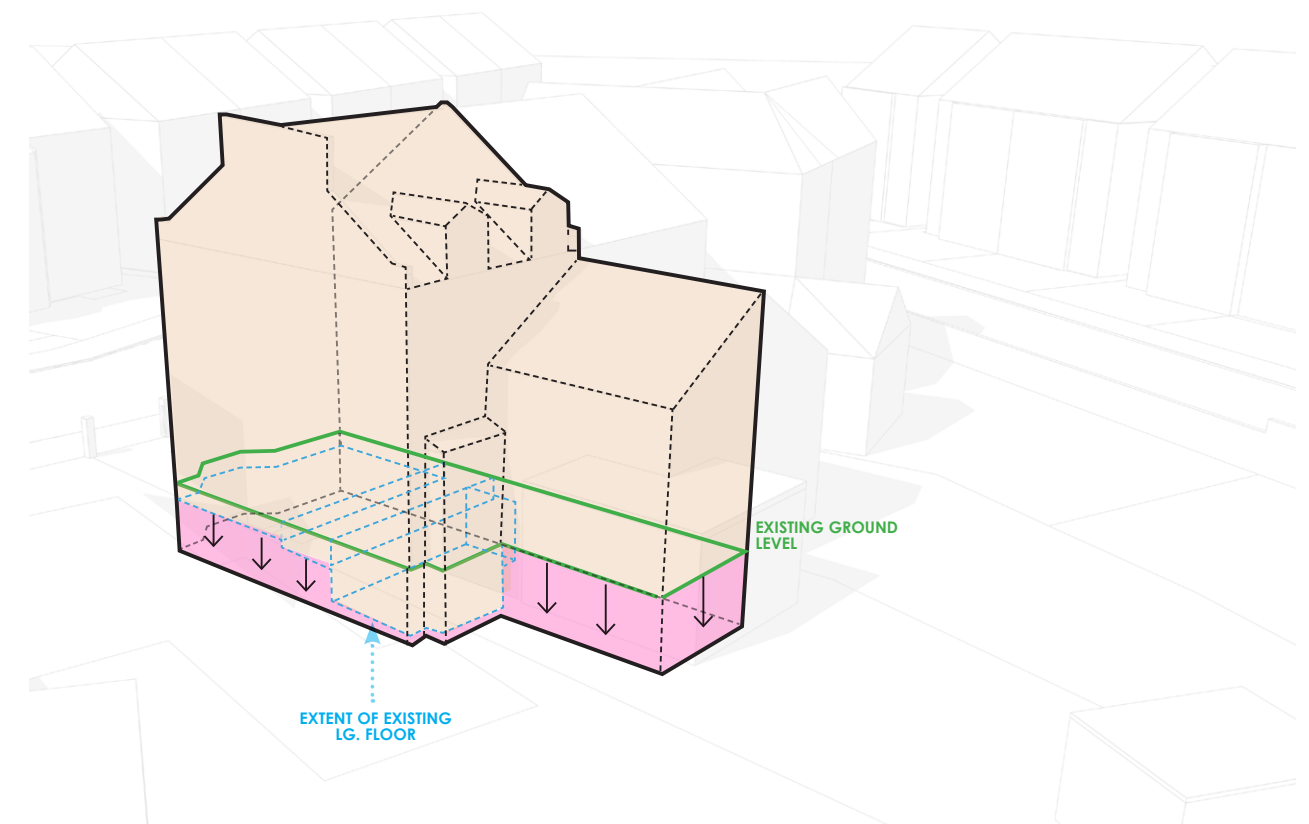


PROPOSED SECTION



5.3 DESIGN PROPOSAL: EXTENDED L.G. FLOOR

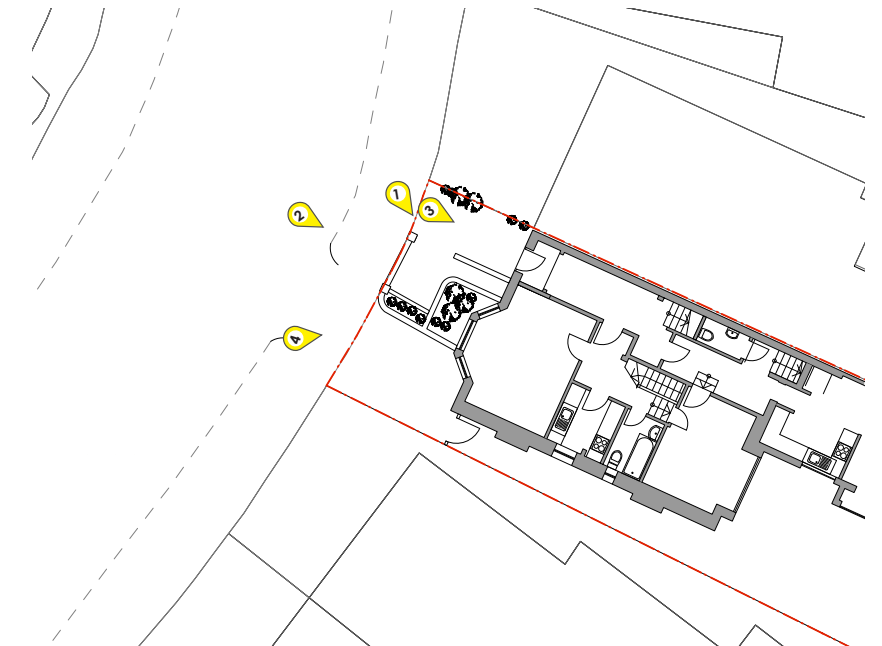
- The building has an existing lower ground floor, which currently covers some of the buildings footprint.
- It is proposed to extend the lower ground floor to the buildings footprint to create better quality and amenity for the occupants.
- The lower ground unit is self contained and there will be a nanny home and an in-law flat.
- A basement impact assessment has been carried out by MHA Structural Engineers and is submitted as an addendum to this application.



05 DESIGN STRATEGY

5.4 EXISTING IMAGES OF FRONT GARDEN

- Photo's of the site showing existing images of the building.
- The map below shows where each picture is taken.

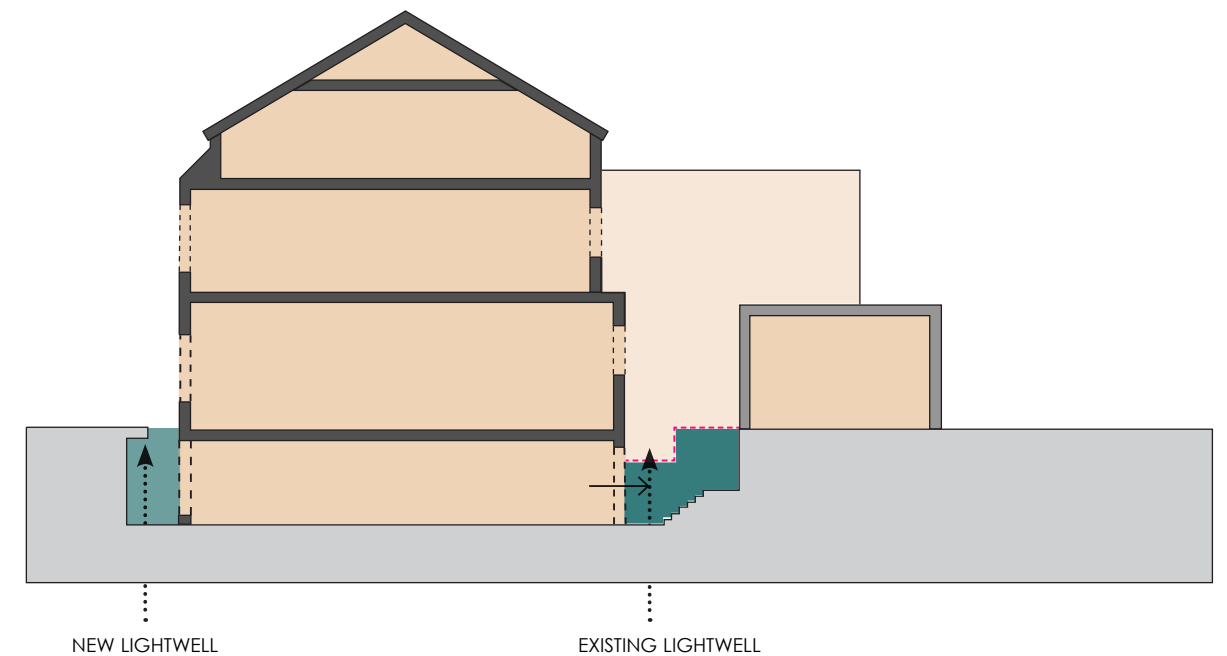
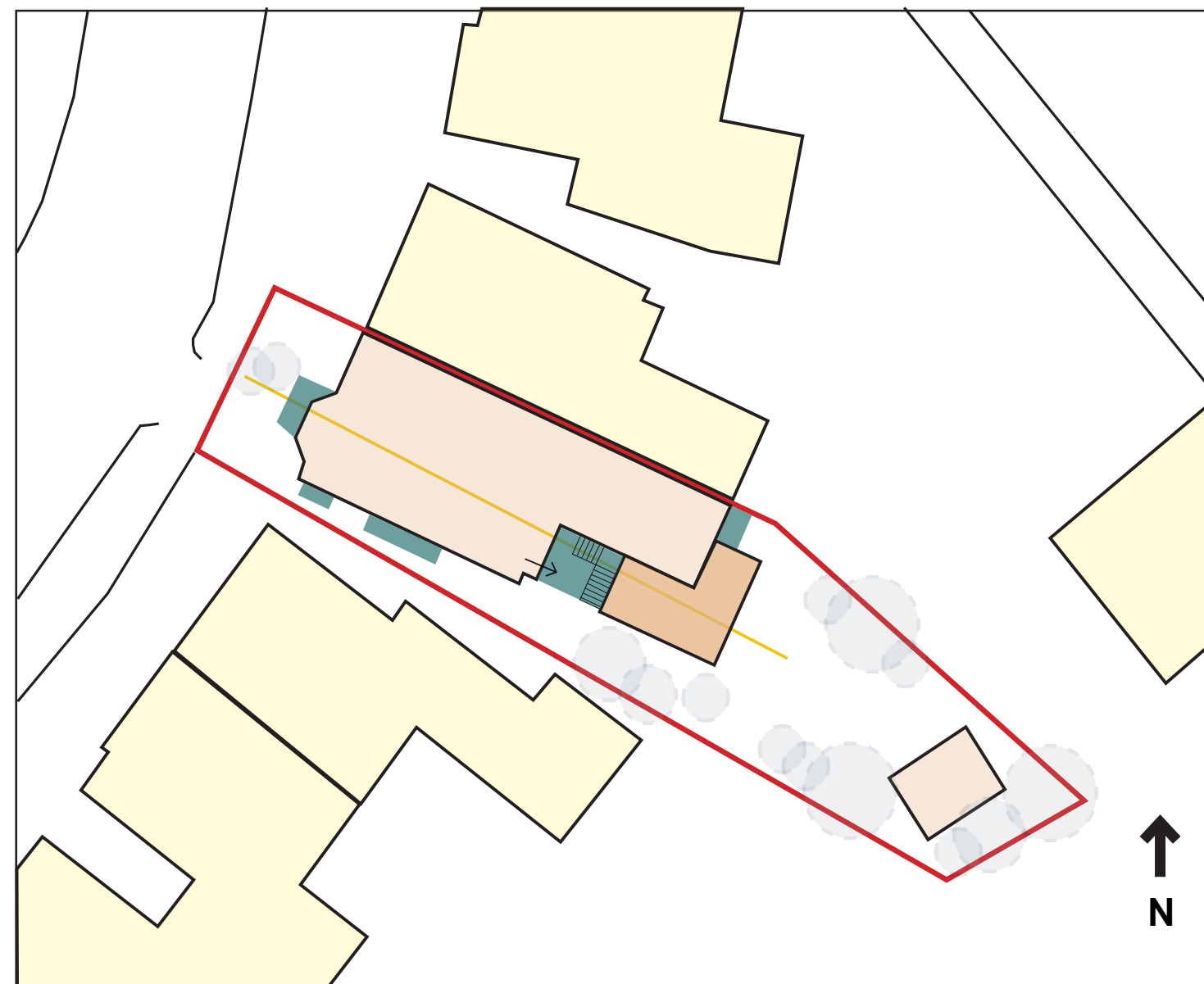


Existing images of front garden

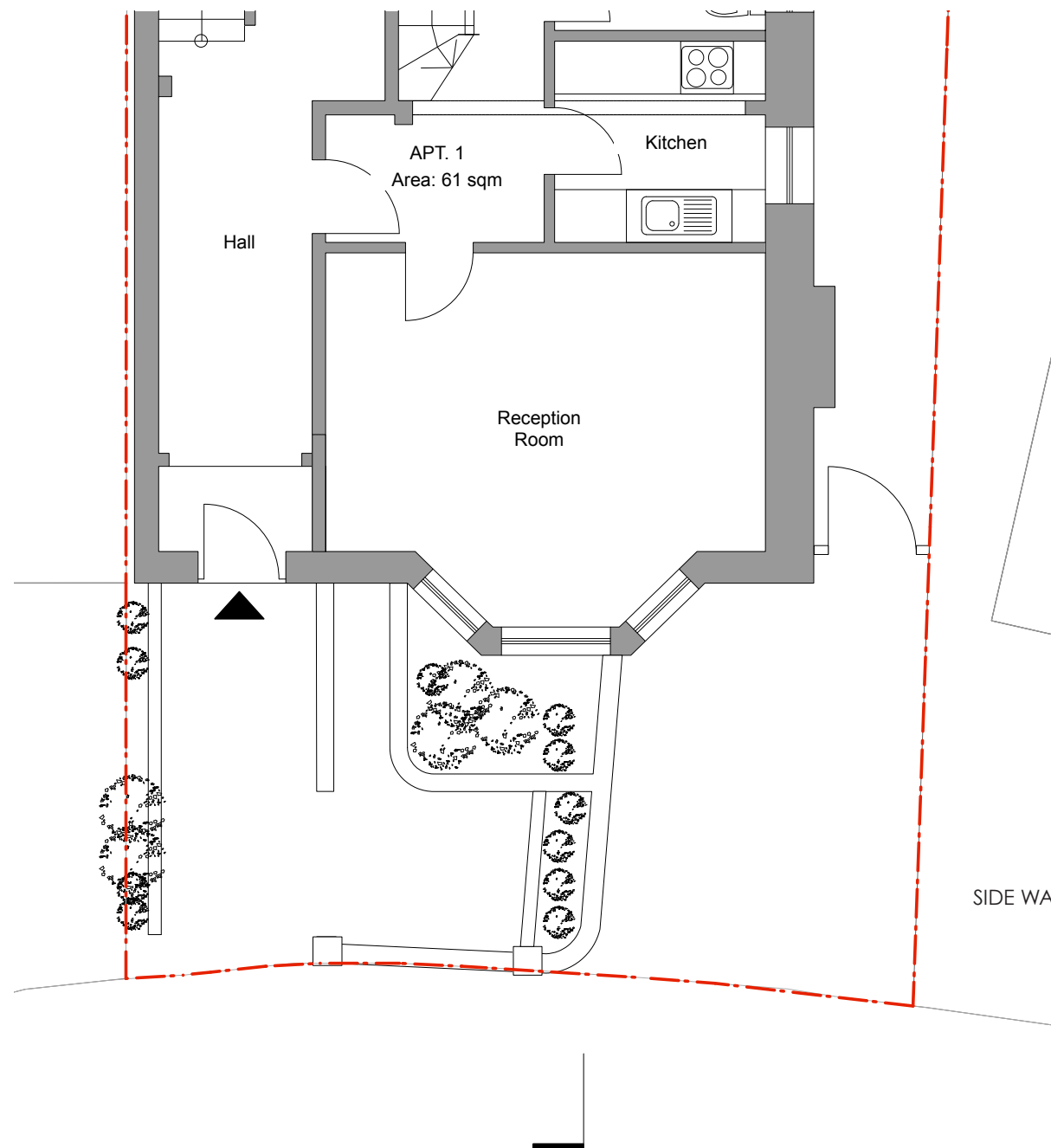
05 DESIGN STRATEGY

5.5 DESIGN PROPOSAL: NEW LIGHTWELLS

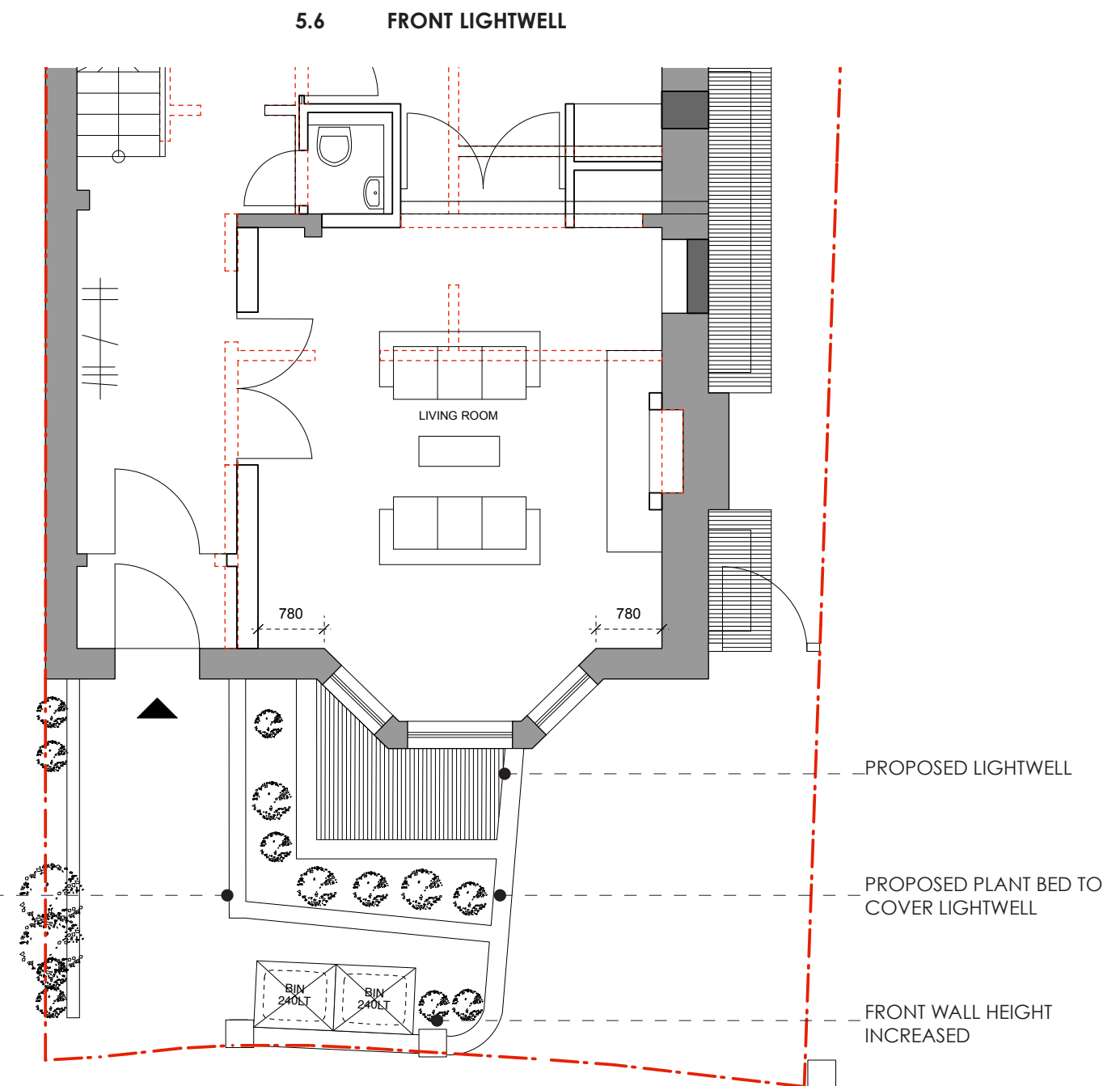
- It is proposed that several lightwells are installed to provide light to the lower ground floor.
- The rear lightwell will also be accessible from within the property.



05 DESIGN STRATEGY



Existing Ground Floor Plan

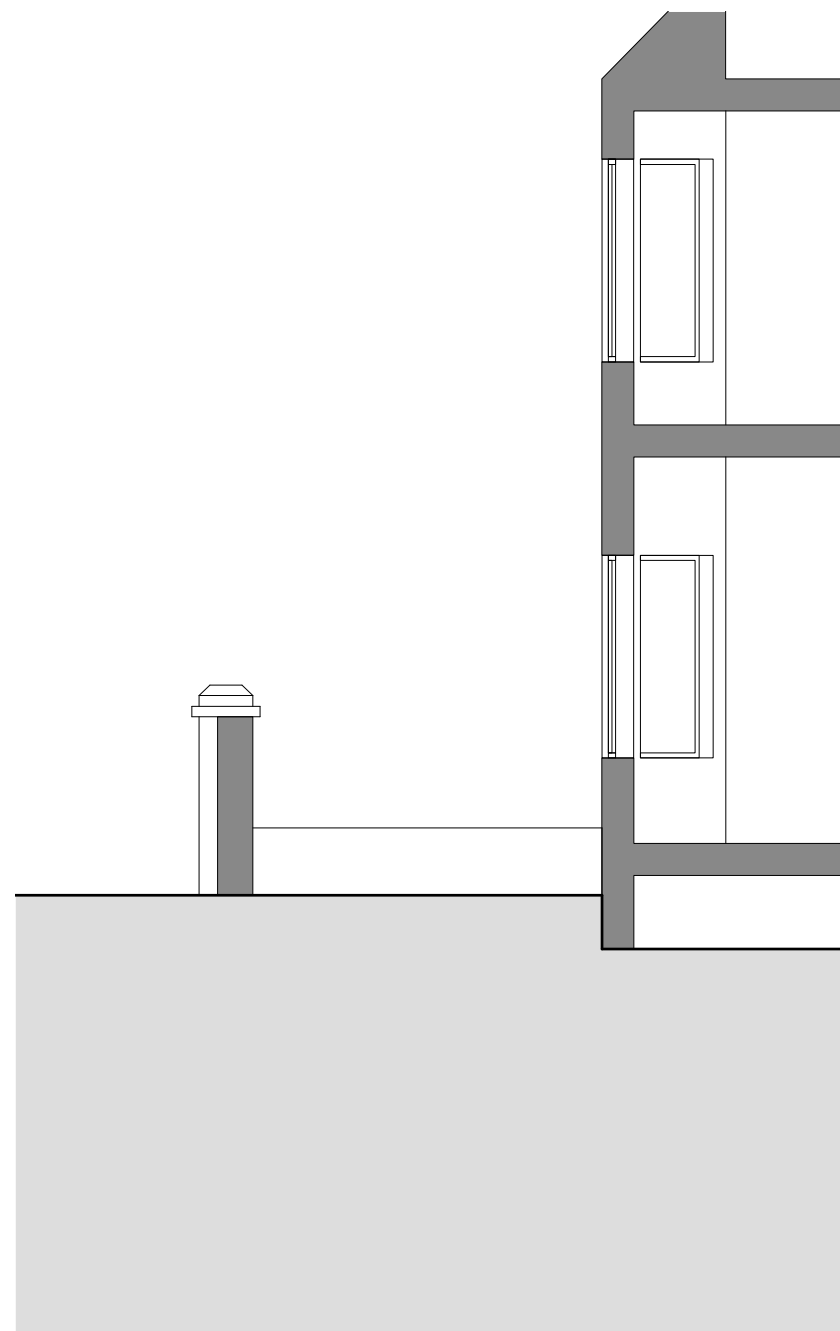


Proposed Ground Floor Plan

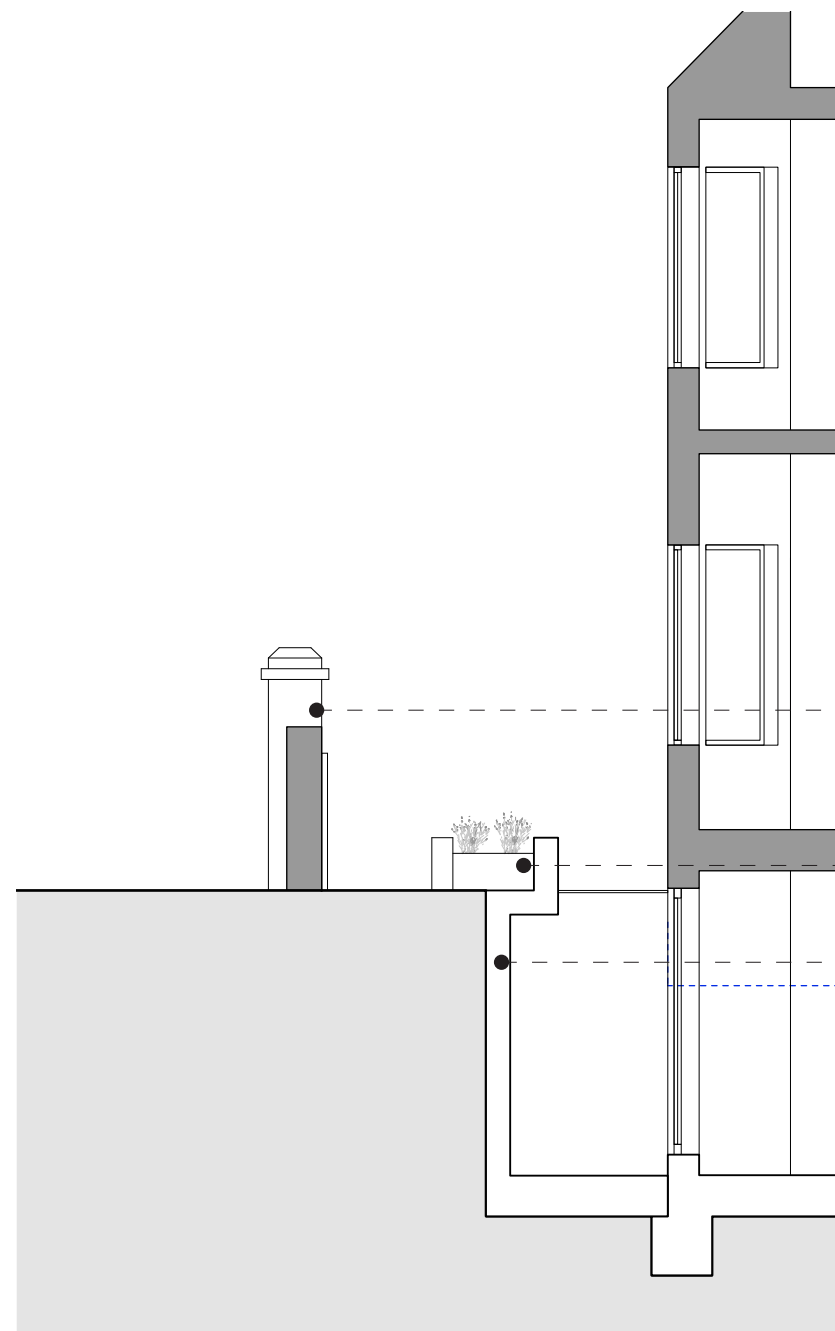
05 DESIGN STRATEGY

5.6 FRONT LIGHTWELL

- A new lightwell is to be proposed in this location. The low wall will provide cover around the lightwell and the raised plant bed in front will also provide cover ensuring that the new lightwell will not be visible from the street, as a result the integrity of the bay element will not be compromised.



Existing Section



Proposed Section

— FRONT WALL HEIGHT INCREASED

— PROPOSED PLANT BED TO COVER LIGHTWELL

— PROPOSED LIGHTWELL

05 DESIGN STRATEGY

5.6 FRONT LIGHTWELL

A key comment made during the pre-application response meeting was the importance of ensuring the character established by the buildings are not harmed, this was specifically the concern in regards to the front lightwell. Edencoast takes this comment seriously and has made design decisions to ensure the proposed front lightwell does not harm the aesthetic of the street. Fundamentally, the approach to ensuring the lightwell accomplishes its function, which is bringing in natural light into the basement, without effecting the architectural language of the road is adding multiple layers of visible boundaries. This includes, the addition of a low wall on the boundary of the lightwell, a plant bed and a high front wall that will not detract from the integrity of the bay.



Existing Front View

—EXISTING FRONT WALL

—EXISTING CURVED WALL



Proposed Front View

—THE FRONT WALL IS RAISED TO MATCH NEIGHBOURING PROPERTIES WHICH SHARE THE SAME DESIGN

—THE RECONFIGURATION OF A PLANTER TO ADD A NATURAL VISIBLE BOUNDARY TOWARDS FRONT LIGHTWELL

05 DESIGN STRATEGY

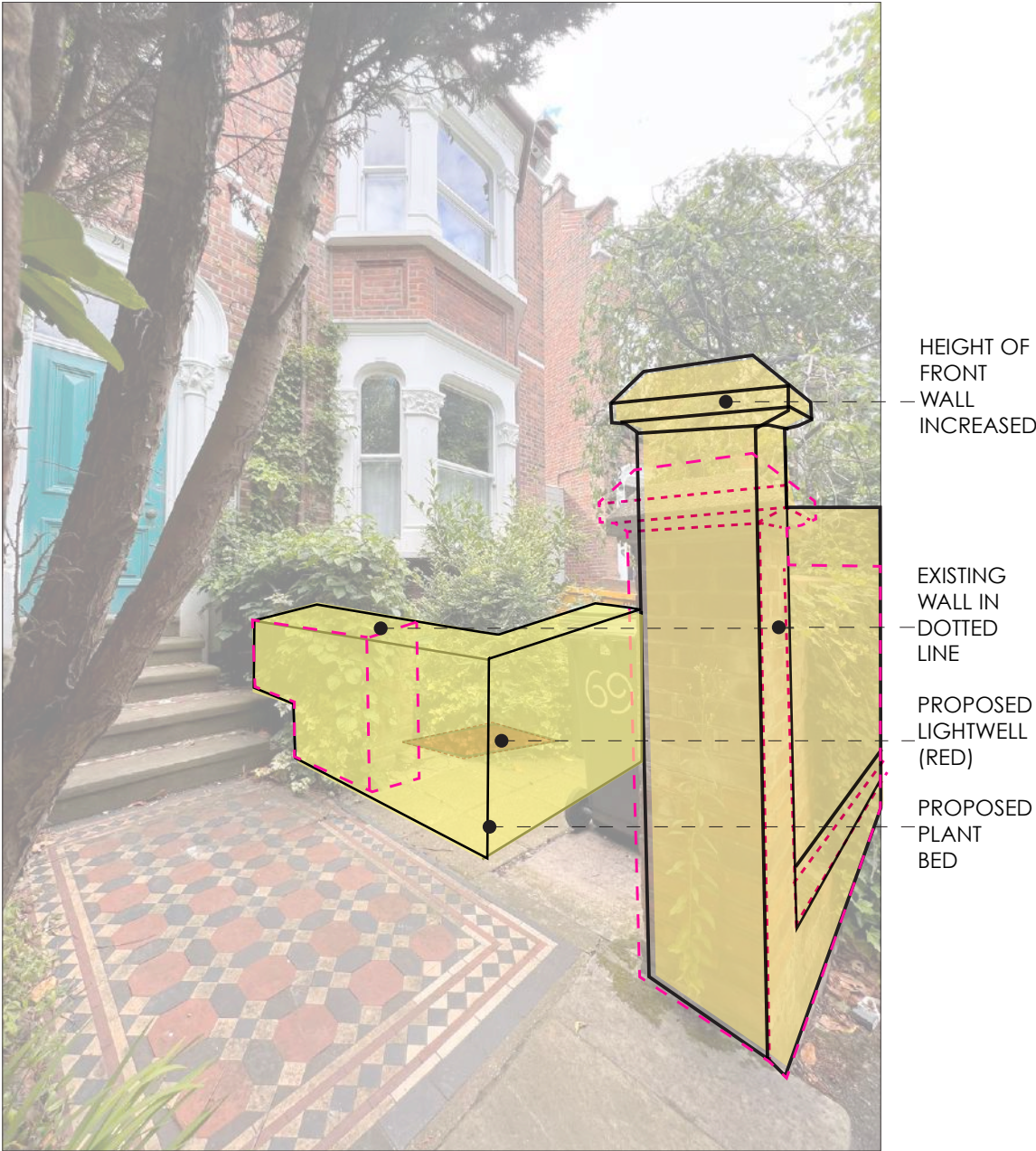
5.6 FRONT LIGHTWELL

Existing View



 EXISTING

Proposed View



 PROPOSED

 EXISTING EXTENDED

05 DESIGN STRATEGY

5.6 FRONT LIGHTWELL

Existing View



EXISTING

Proposed View

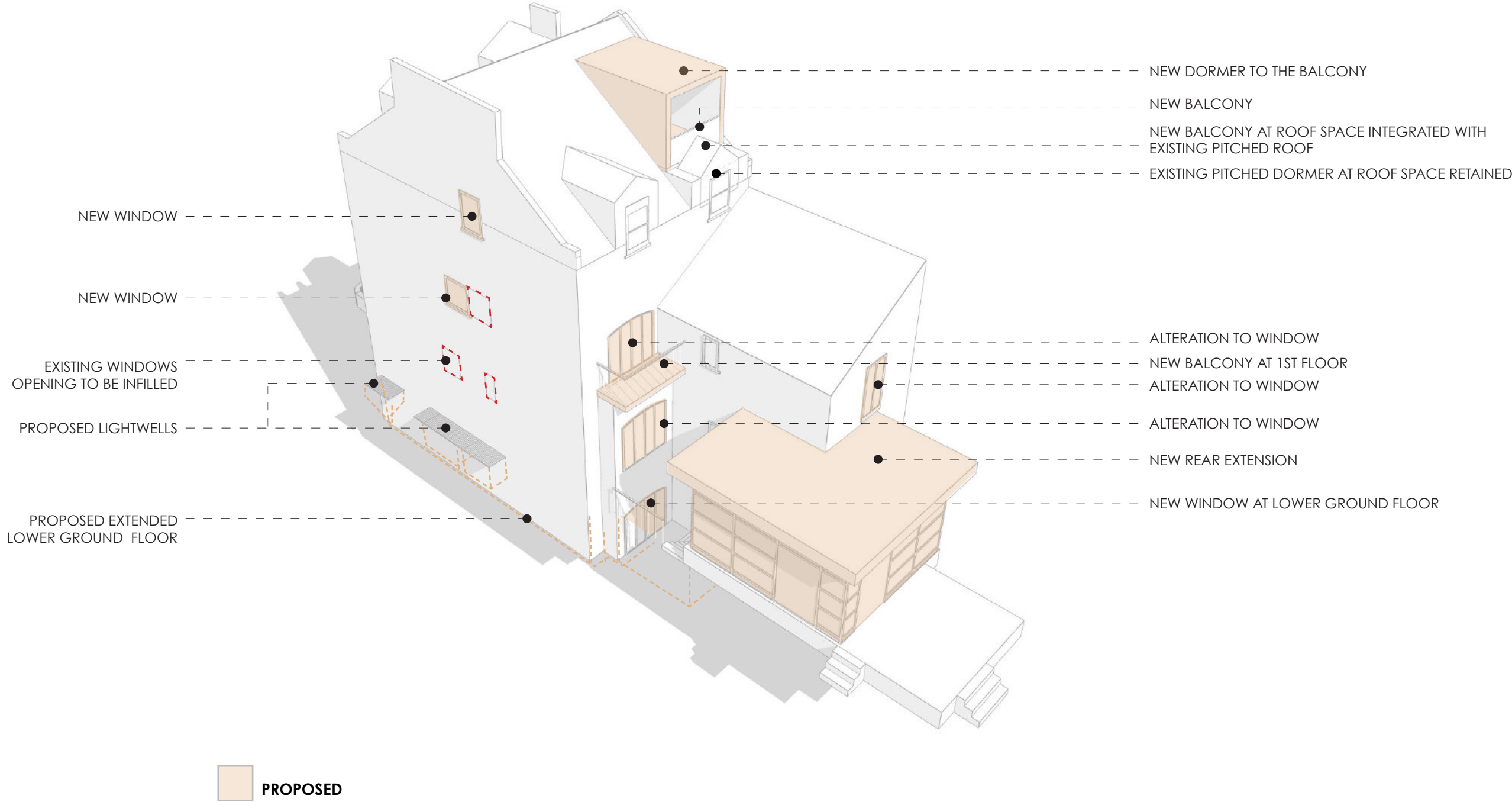


PROPOSED

EXISTING EXTENDED

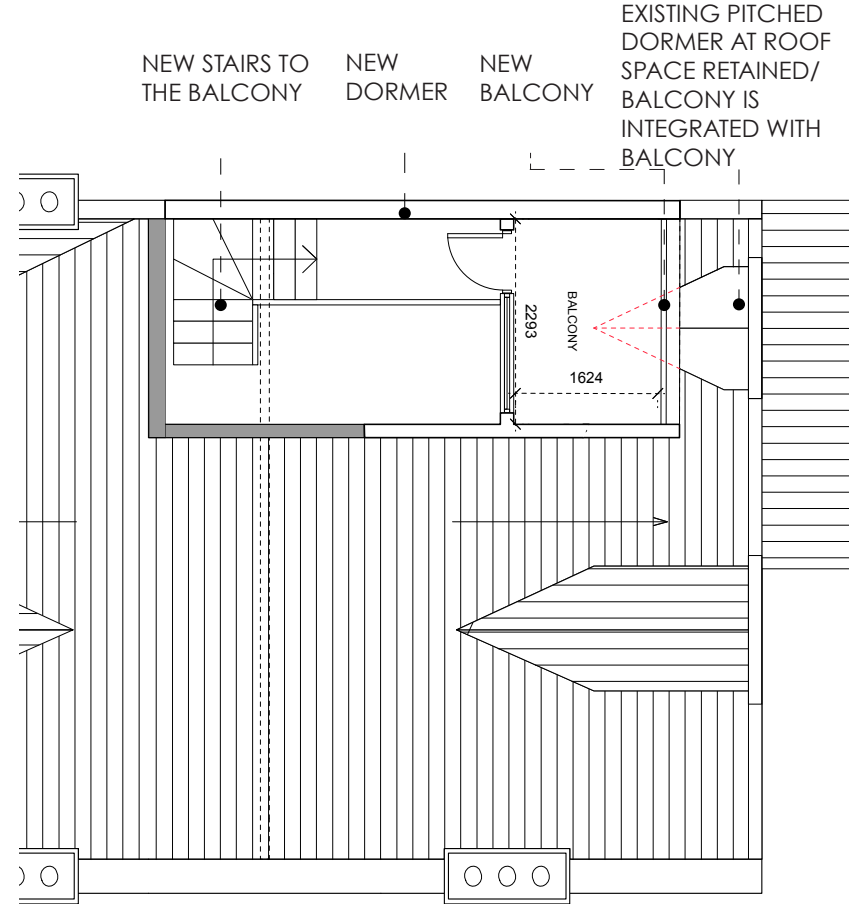
05 DESIGN STRATEGY

5.7 PROPOSED WORKS TO EXISTING BUILDING

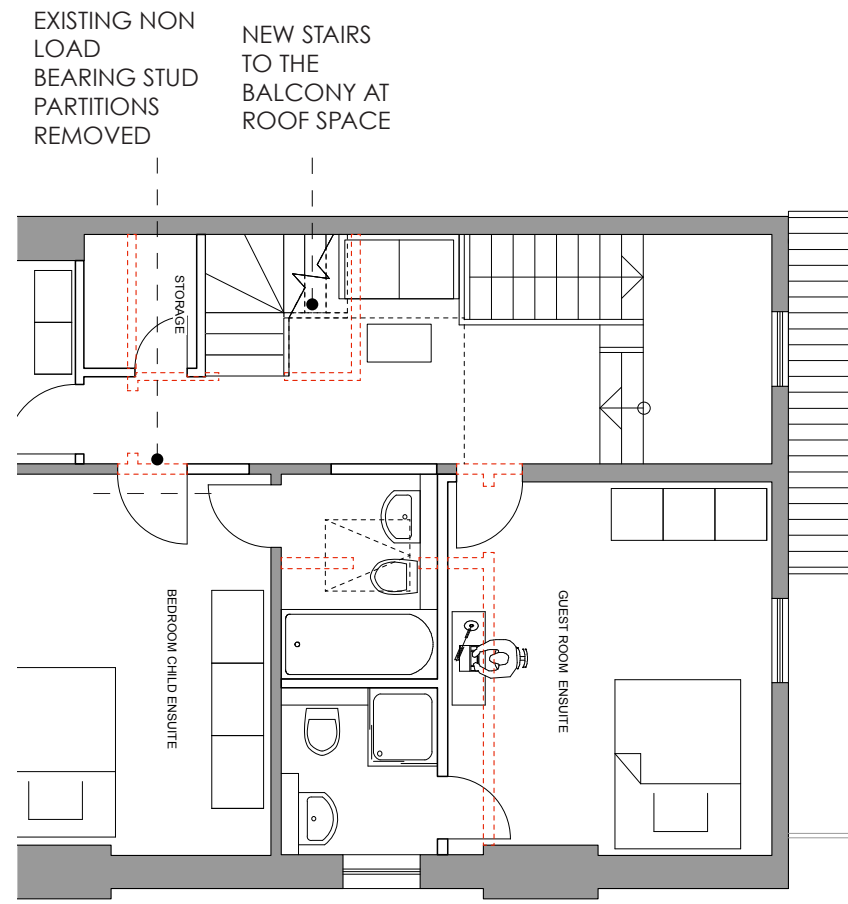


05 DESIGN STRATEGY

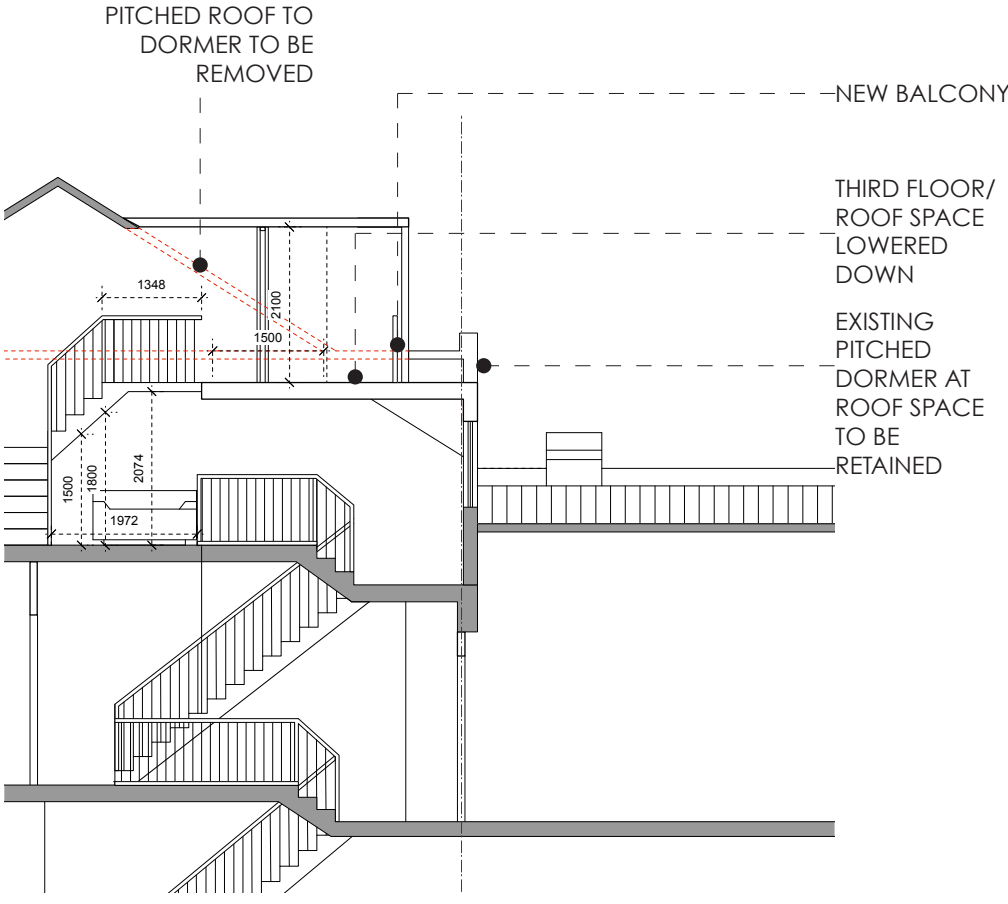
5.8 DESIGN STRATEGY: STAIR + DORMER TO 3RD FLOOR ROOF



Proposed Roof Space/3rd Floor Plan



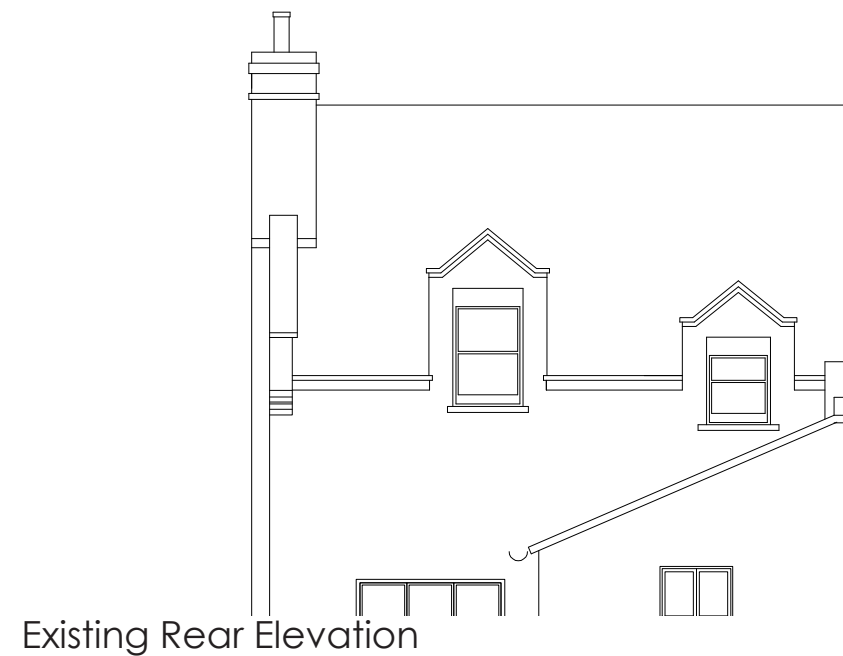
Second Floor Plan



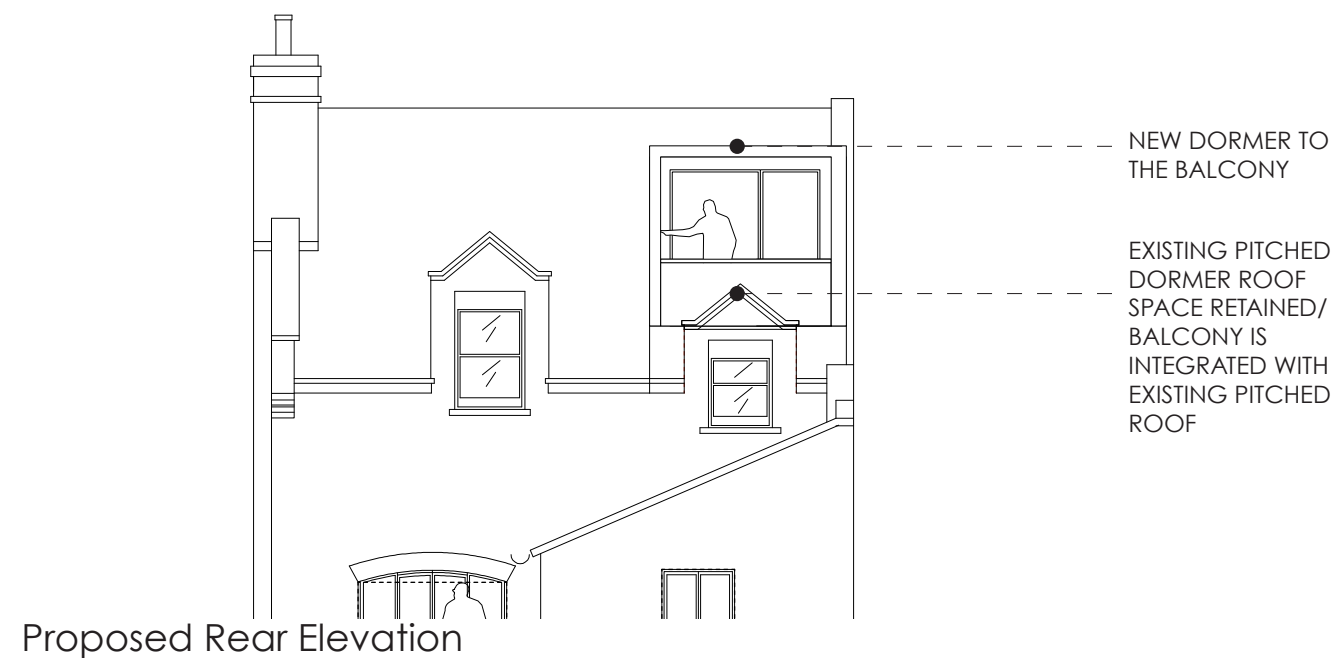
Proposed Section/Third Floor

05 DESIGN STRATEGY

5.8 DESIGN STRATEGY: STAIR + DORMER TO 3RD FLOOR ROOF



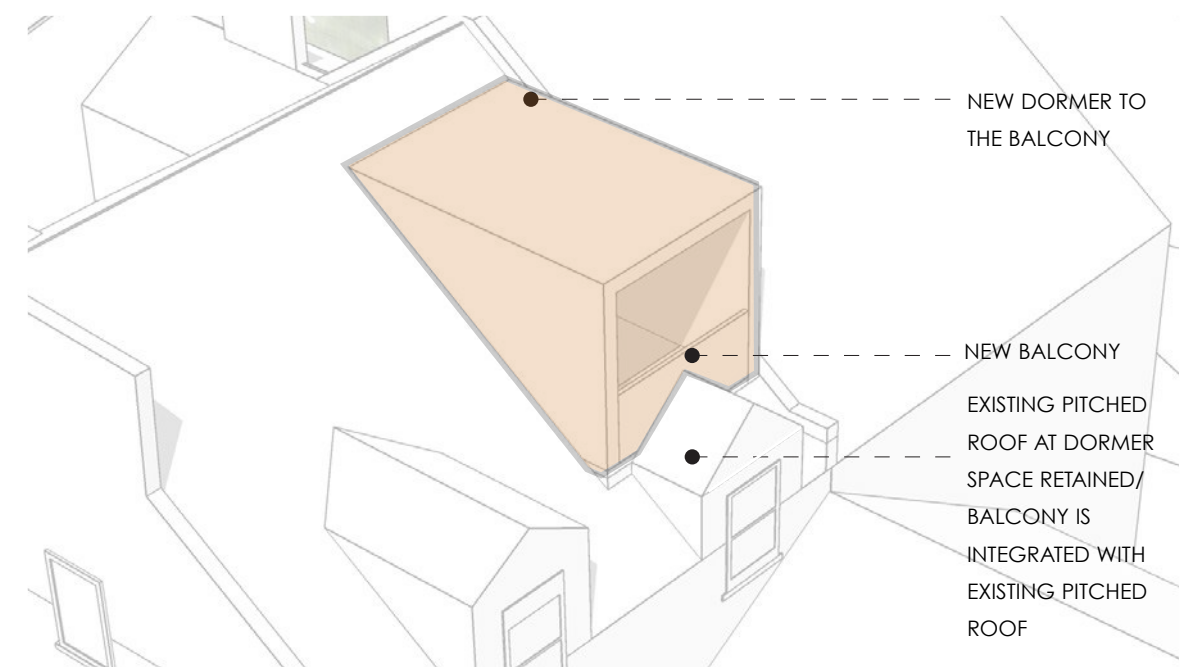
Existing Rear Elevation



Proposed Rear Elevation



Existing 3D View of Proposed Dormer Location

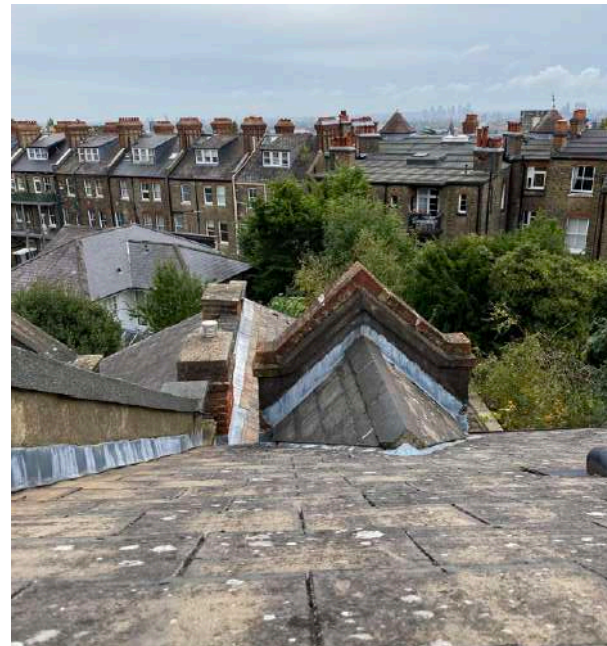


Proposed 3D View of Dormer Location

05 DESIGN STRATEGY

5.8 DESIGN STRATEGY: STAIR + DORMER TO 3RD FLOOR ROOF

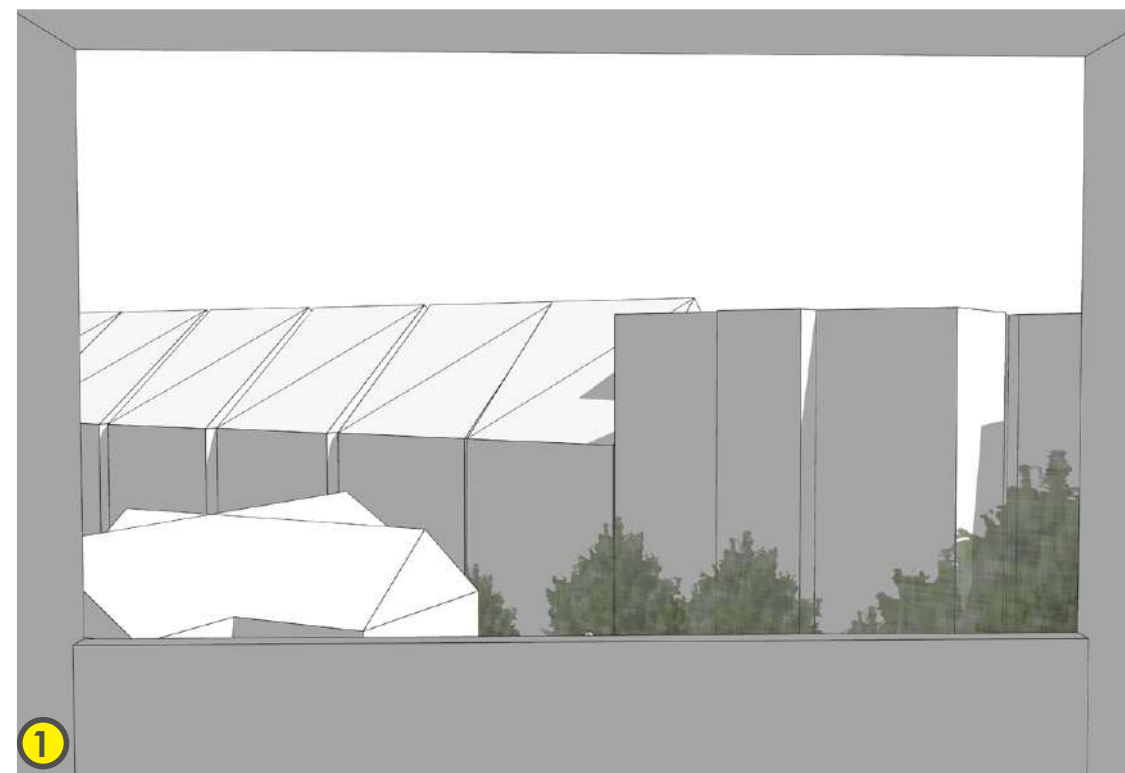
- This proposed view shows no overlooking into any neighbouring properties and does not affect their amenity.



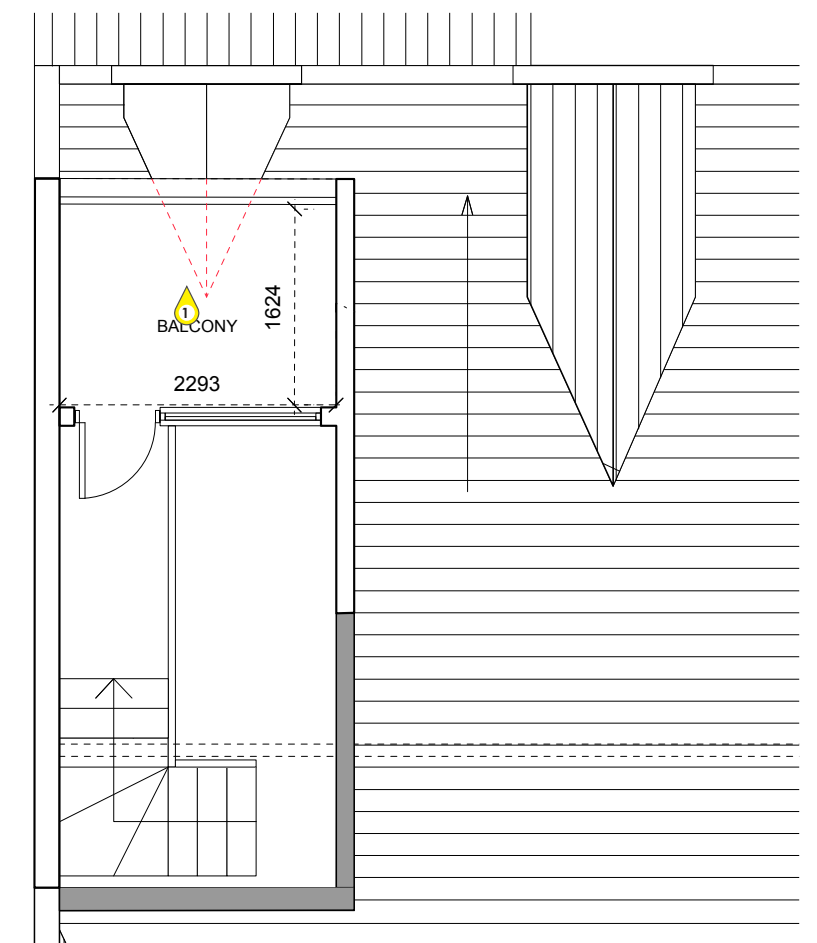
Existing View From Roof



Existing View From Roof



View From Proposed Balcony



Third Floor Plan

6.0 ADDITIONAL INFORMATION

6.1 Cycle/Bin Store

6.2 Amenity/Communal Space



06 ADDITIONAL INFORMATION

6.1 CYCLE/BIN STORE

Cycle Store provision

As per the London Plan (Policy T5 Cycling) , 2 spaces of cycling space are to be provided for all dwellings. These will be provided at the back of the site

Refuse Plan

Based on the Sustainable Design & Construction Supplementary Planning Document (Haringey Local Plan)

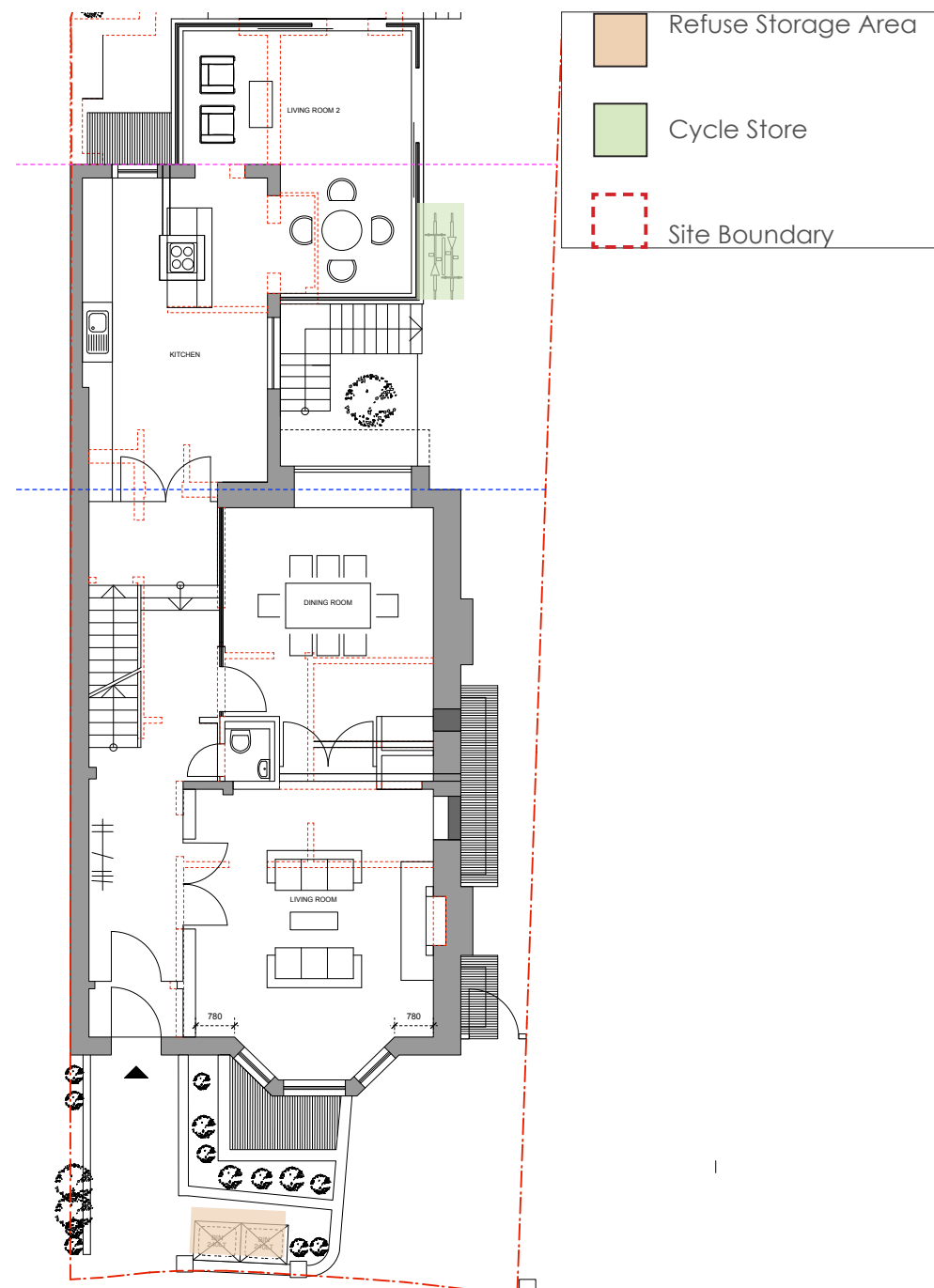
Waste refuse - 240 litre bin

Recycle - 240 litre bin

One Garden Waste Sack

One Food Waste Box.

For Wheelie Bins , the minimum requirement for both waste and recycling bins is 360 litre's. As two bins of 240 litre's is provided, this would equal to 480 litre.



06 ADDITIONAL INFORMATION

6.2 AMENITY/COMMUNAL SPACE

A minimum of 5m² of private outdoor space should be provided for 1-2 person dwellings and an extra 1m² should be provided for each additional occupant,

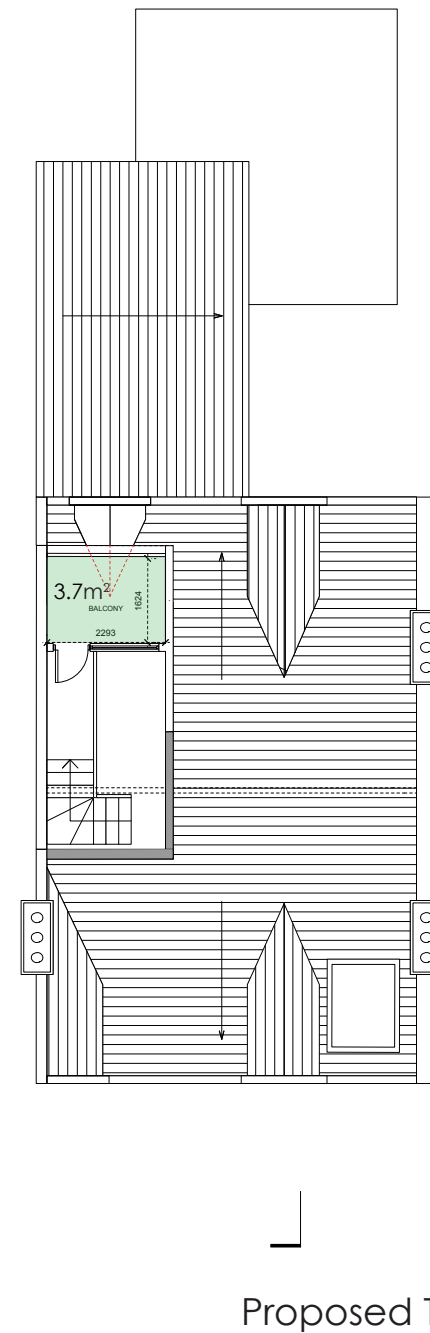
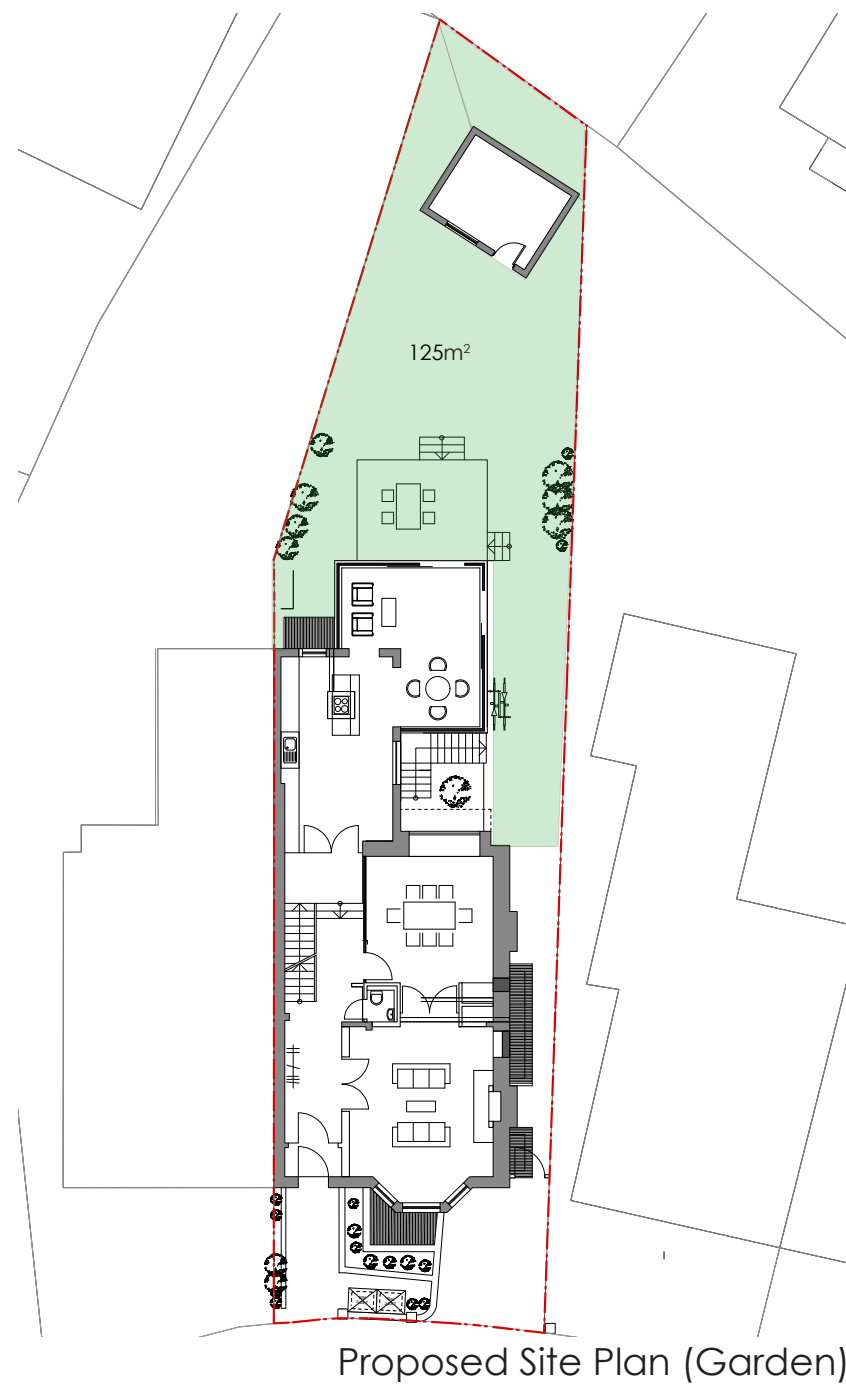
As there are 6 bedrooms within the building and approximately 12 occupants. The first 2 people would count for 5 m² and the additional 10 people would count for 10 m².

This would make a total of 15m² of amenity space required.

As the property has a total of 125 m² of Amenity Garden Space and 3.7 m² of Balcony Space.

This would mean the property has a total of 128.7 of Amenity space m².

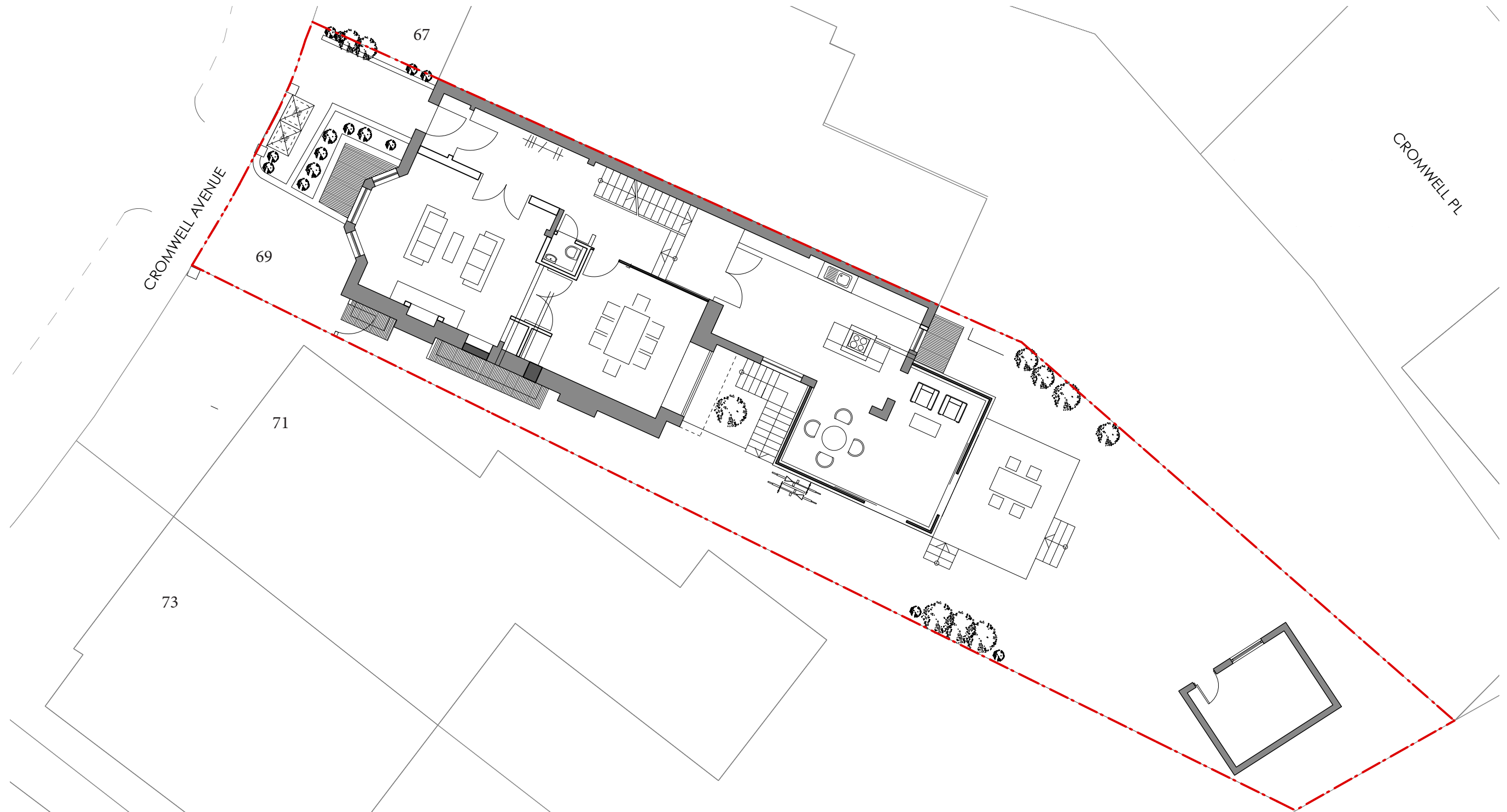
■ Private Amenity Space - 128.7 m² (incl. 3.7m² Balcony)



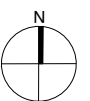
7.0 PROPOSED DRAWINGS

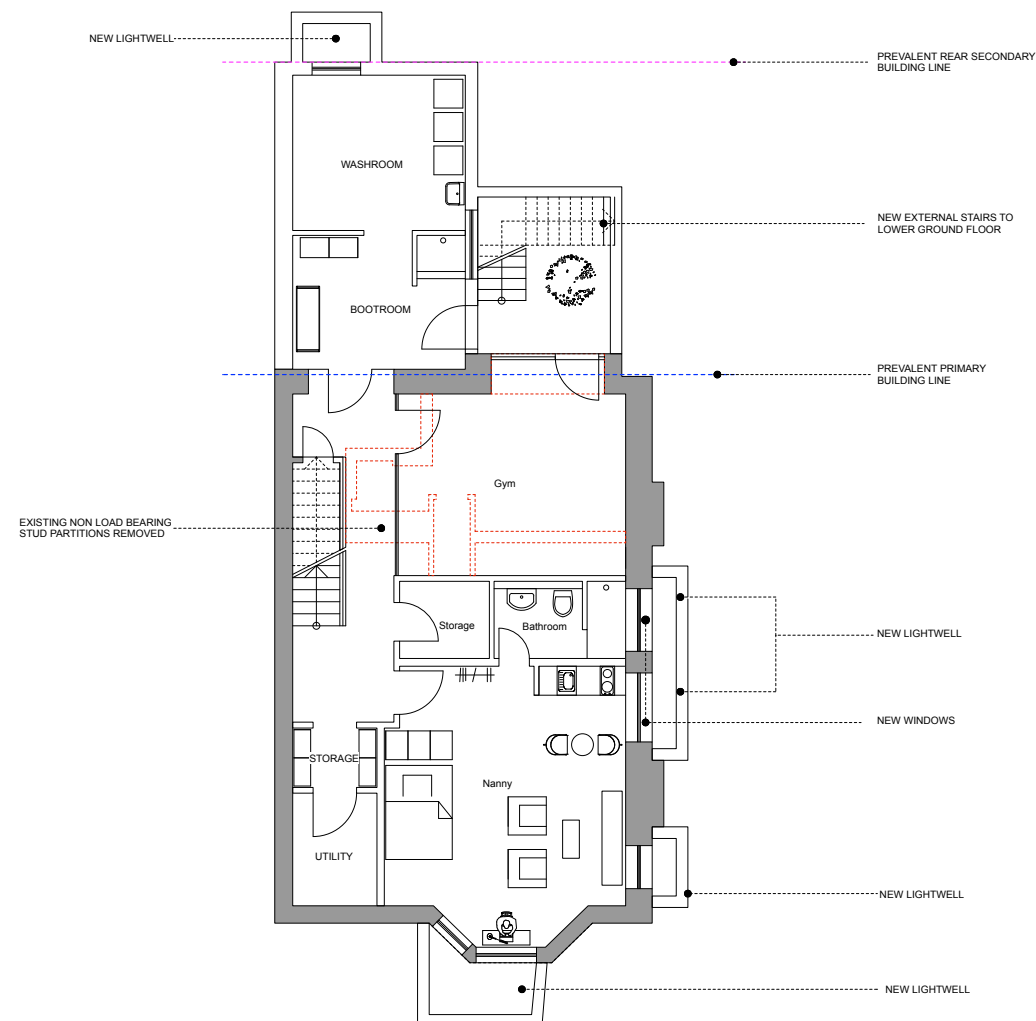
- 7.1 Proposed Plans
- 7.2 Proposed Elevations
- 7.3 Proposed Sections

7.1 PROPOSED PLANS

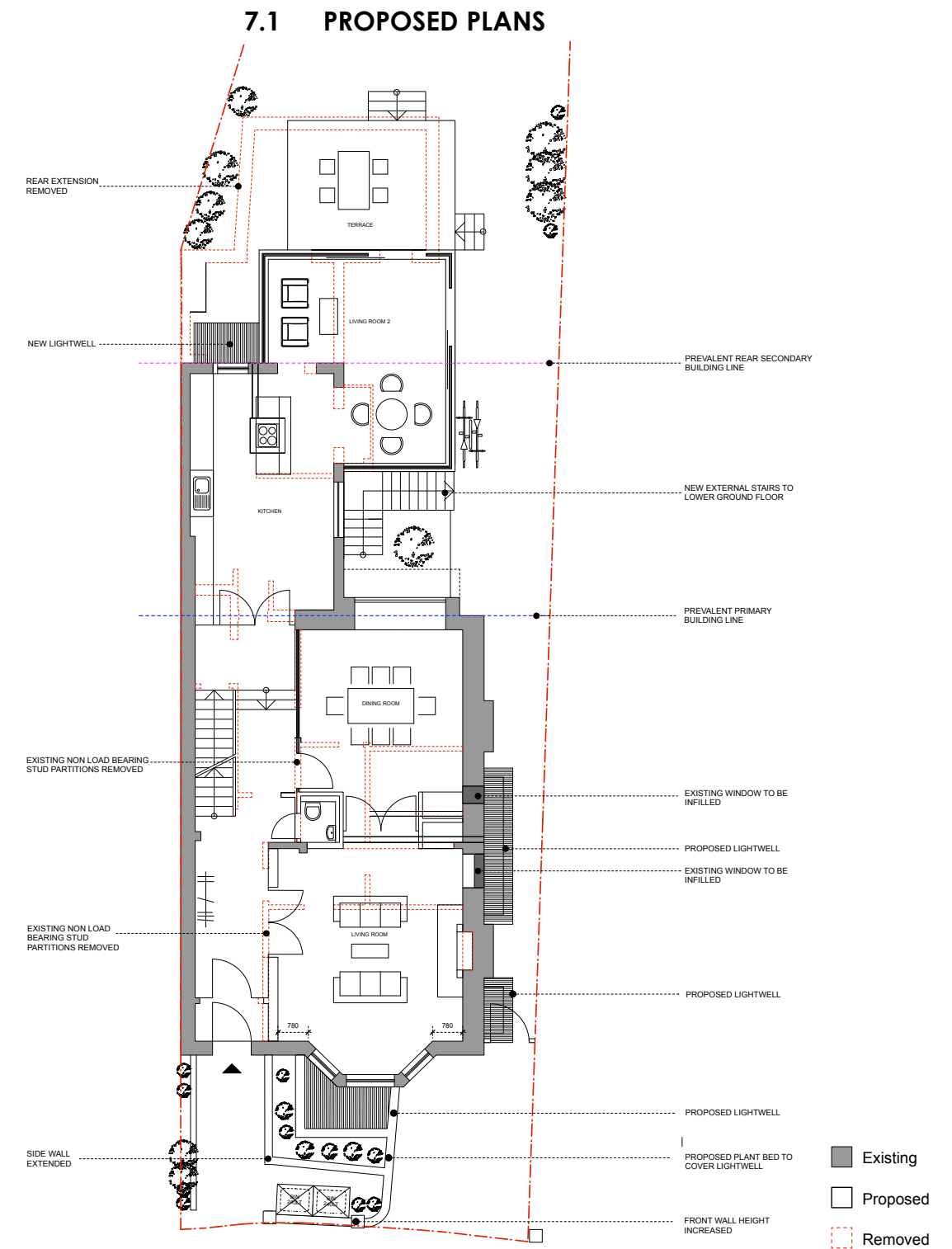


Proposed Site Plan



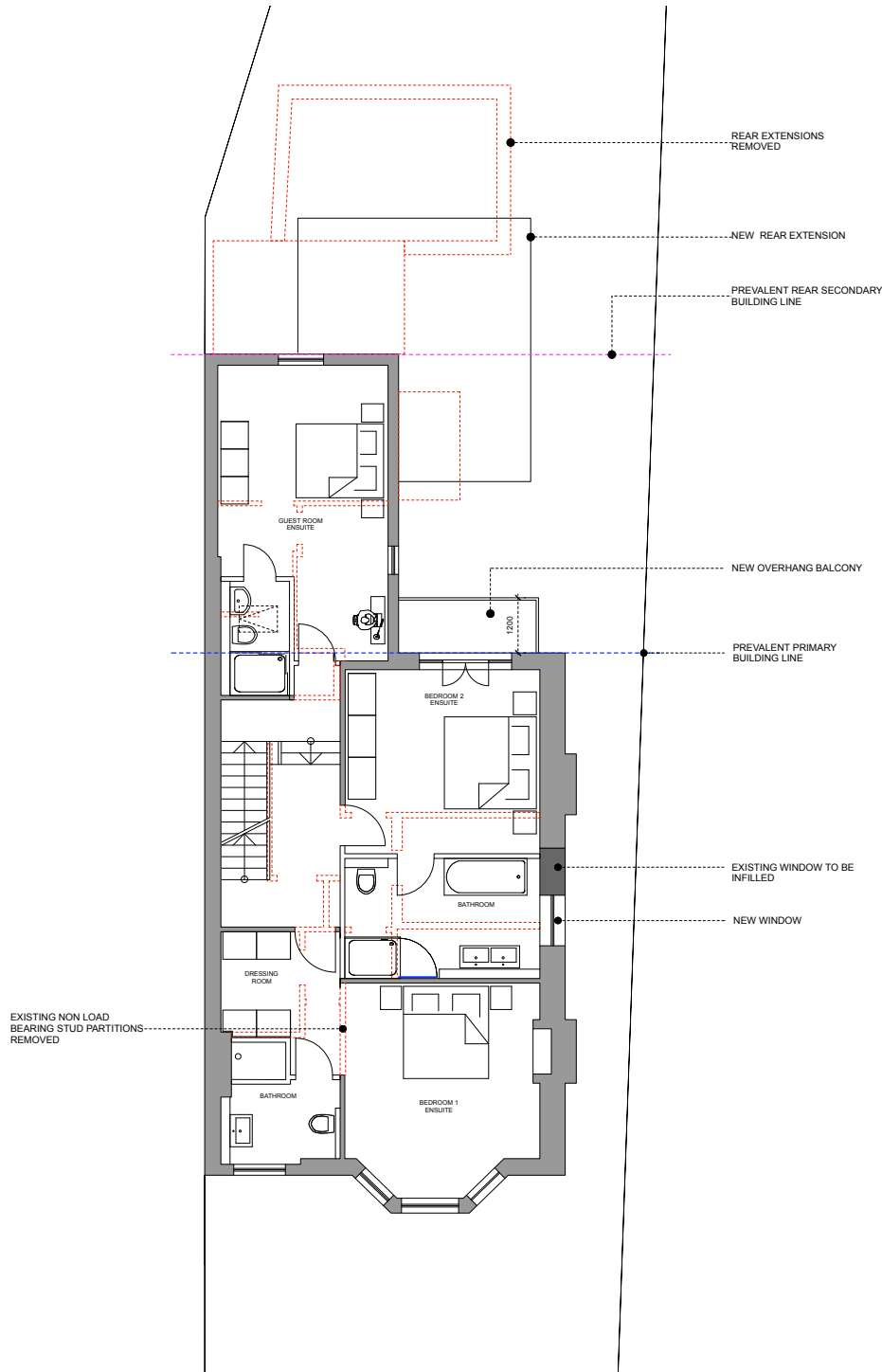


Proposed Lower Ground Floor Plan

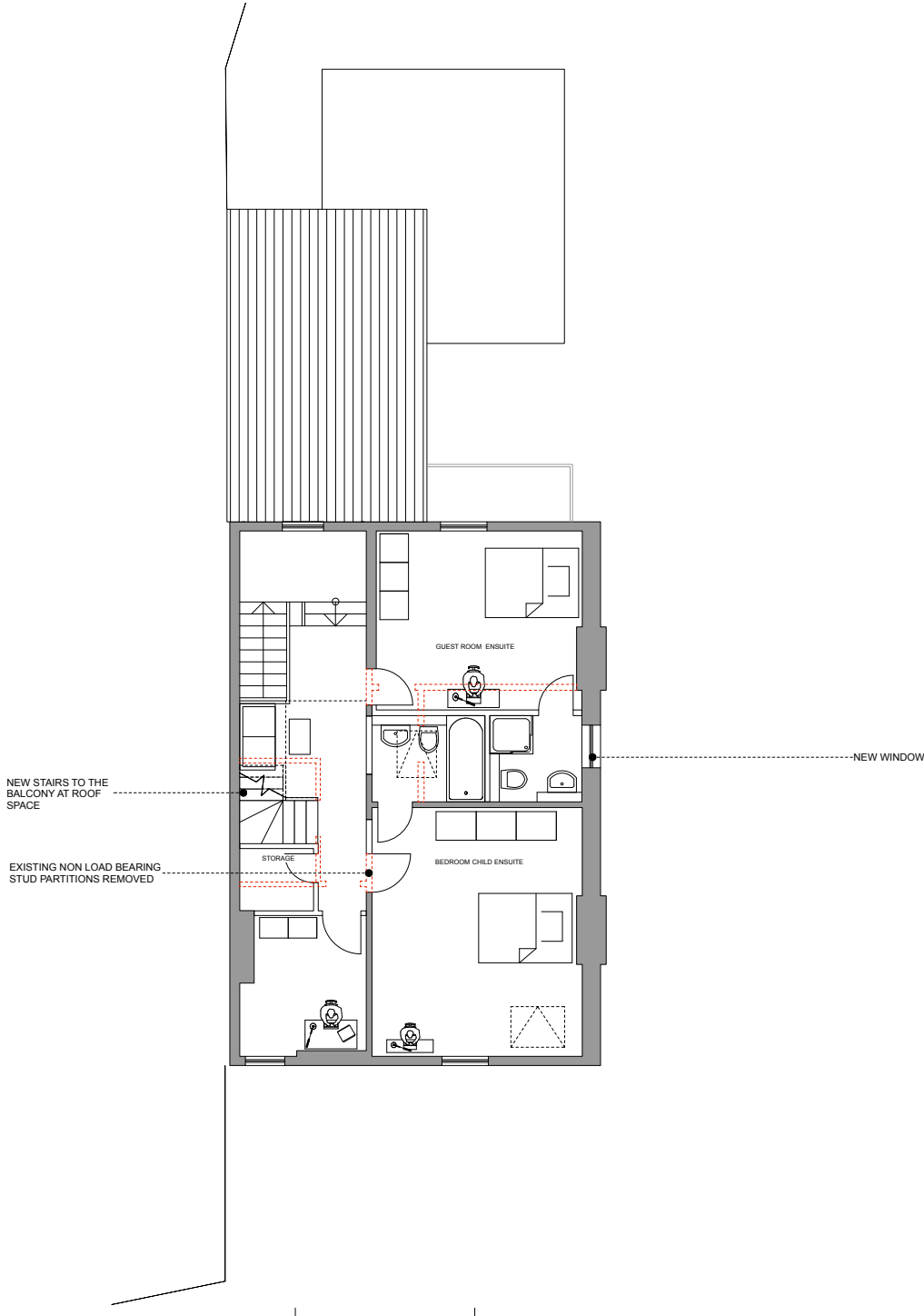


Proposed Ground Floor Plan

7.1 PROPOSED PLANS



Proposed First Floor Plan

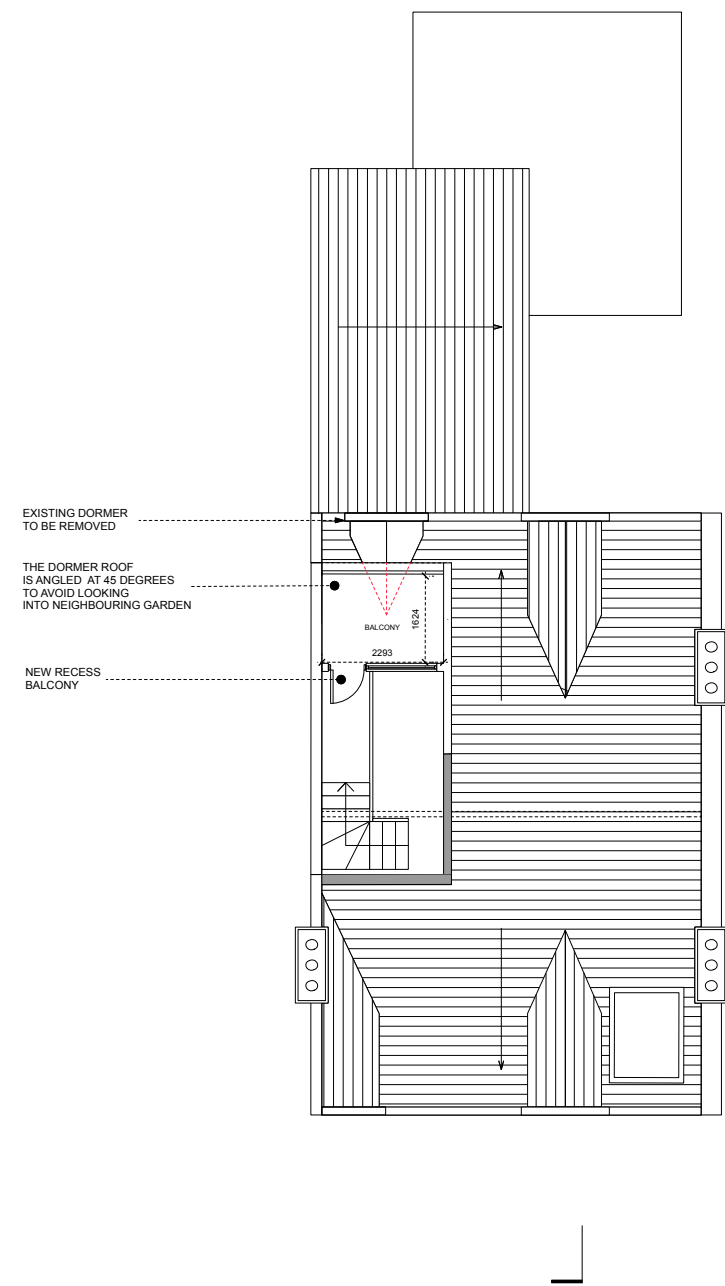


Proposed Second Floor Plan

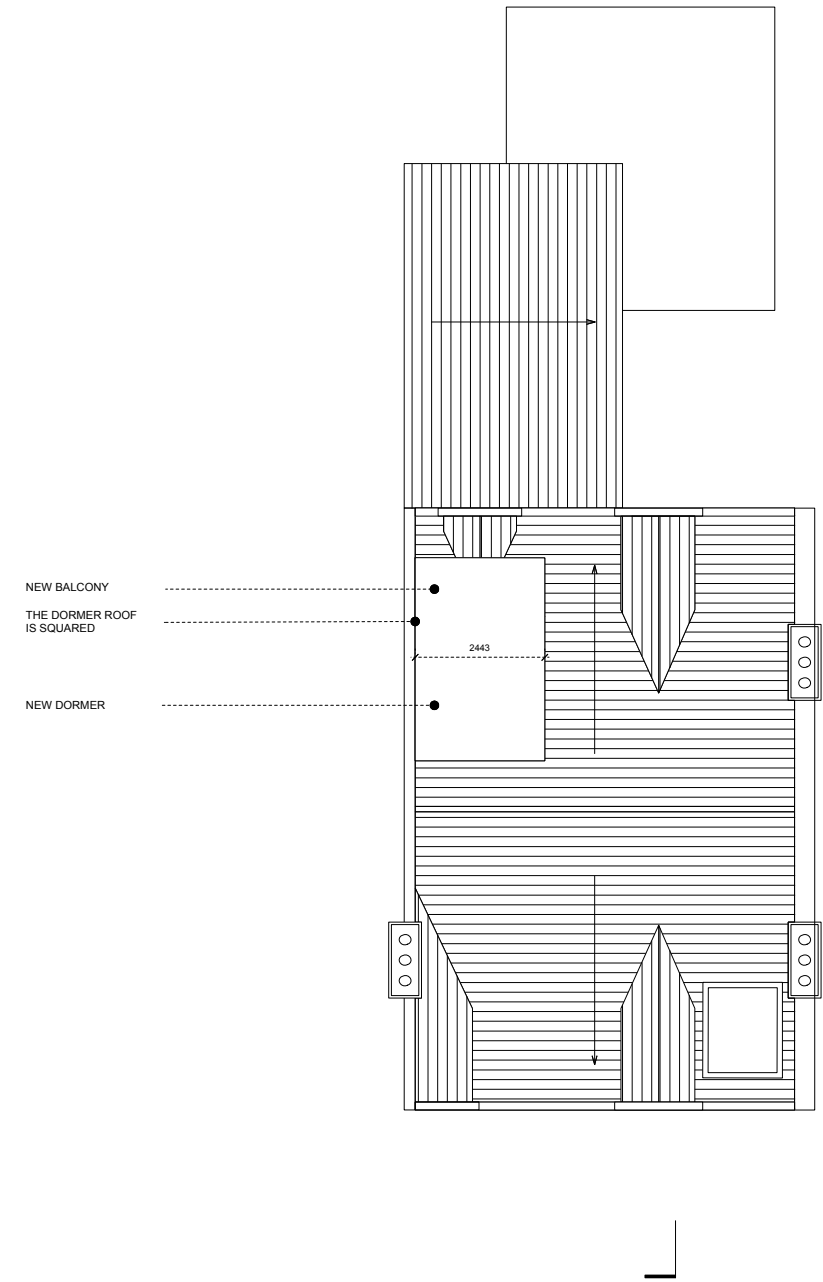
- Existing
- Proposed
- Removed



7.1 PROPOSED PLANS

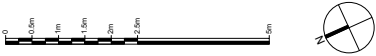


Proposed 3rd Floor/Roof Space Plan



Proposed Roof Plan

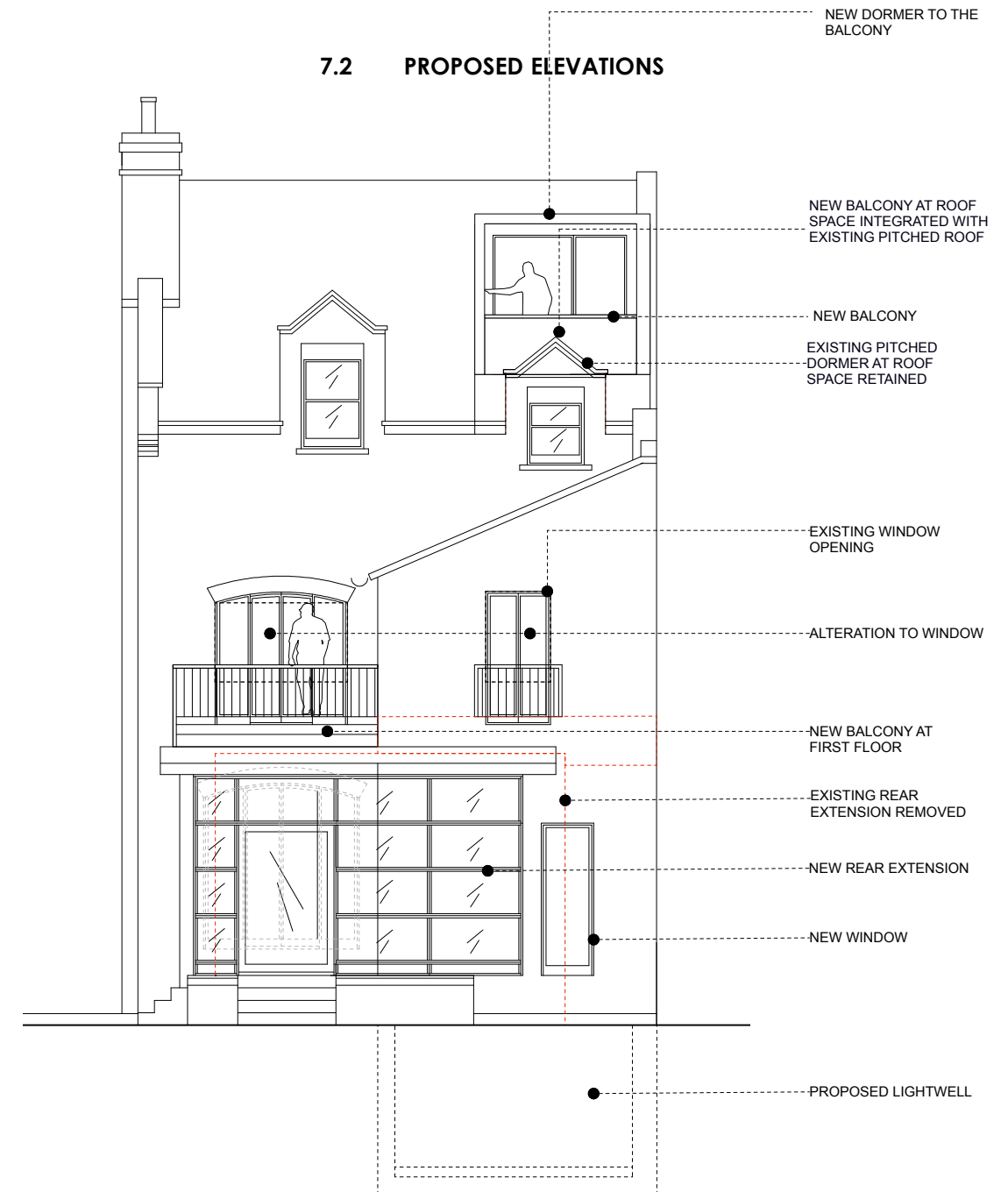
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07 PROPOSED DRAWINGS



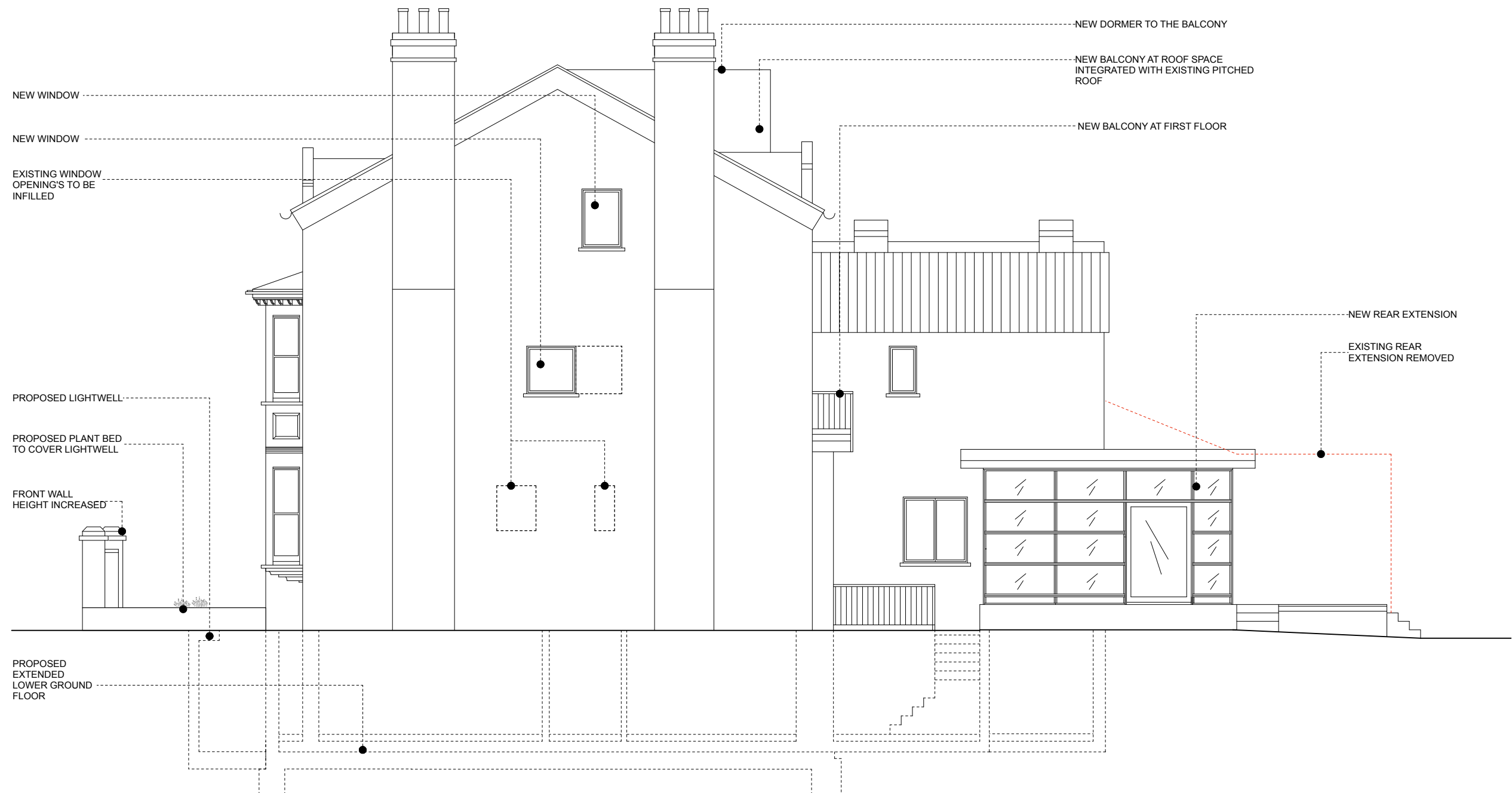
Proposed West Elevation



Proposed East Elevation

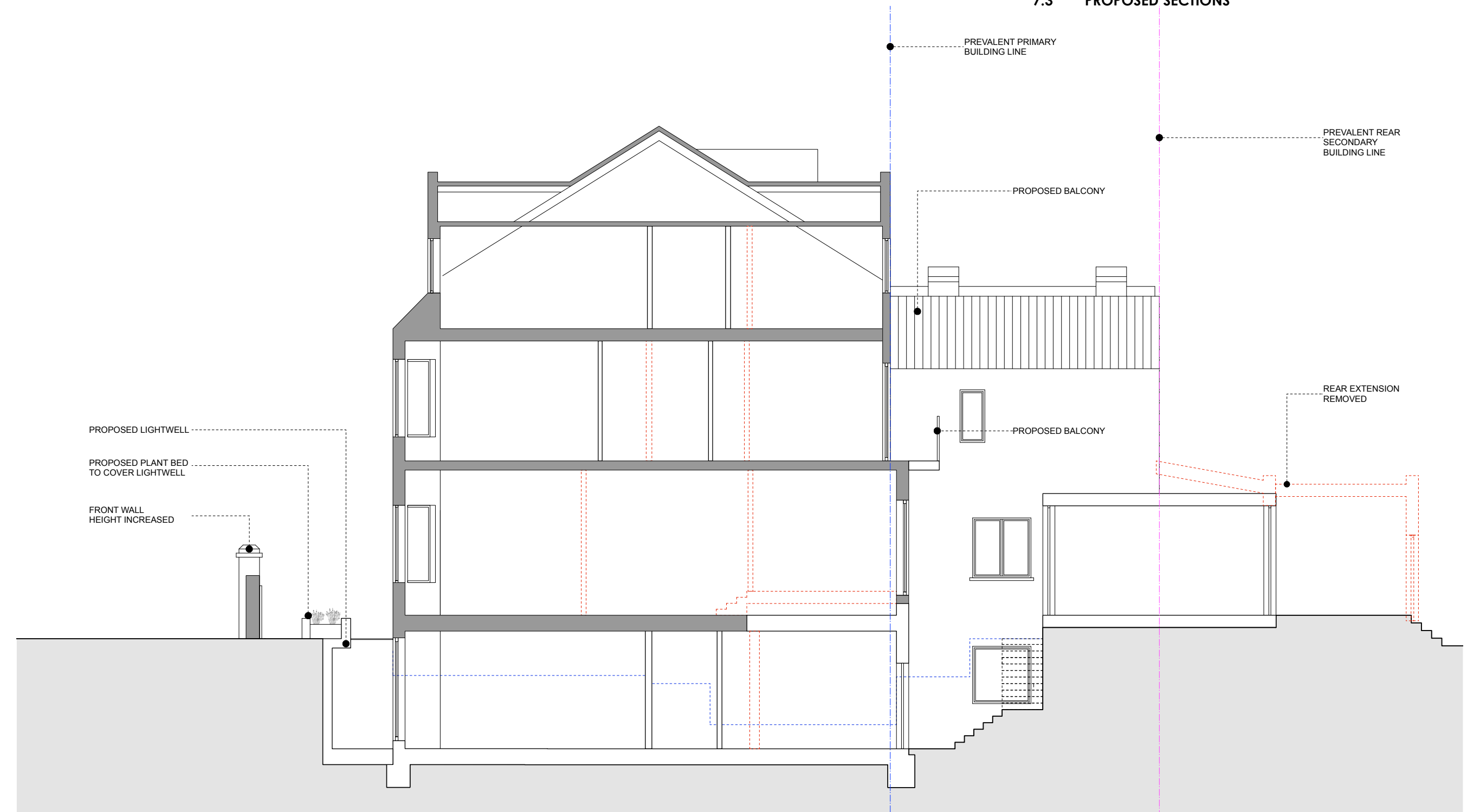


7.2 PROPOSED ELEVATIONS



Proposed South Elevation

7.3 PROPOSED SECTIONS



Proposed Section A



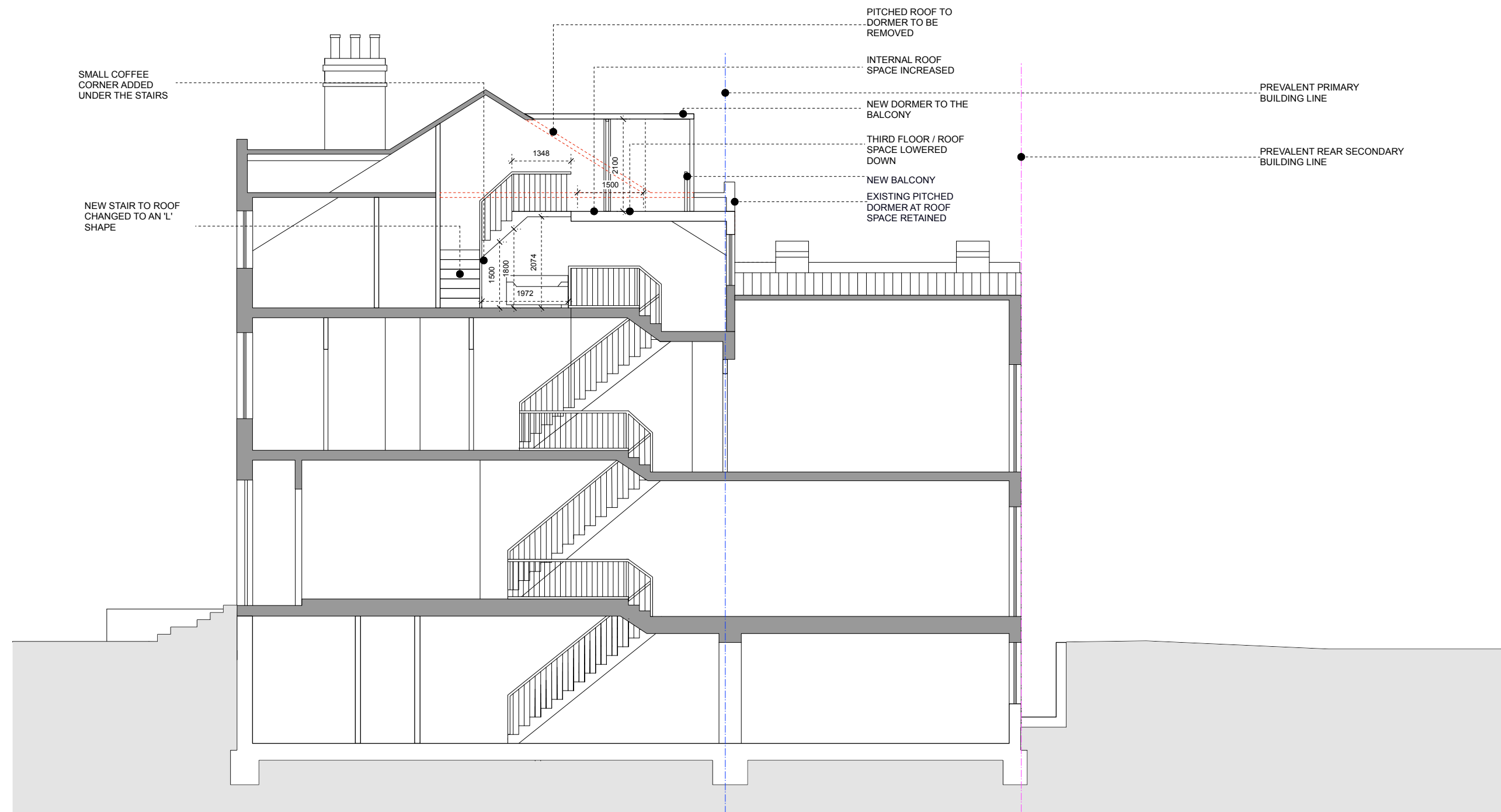
7.3 PROPOSED SECTIONS



Proposed Section B



7.3 PROPOSED SECTIONS



Proposed Section A



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